

Ent 543500 Bk 928 Pg 879 - 880
Date: 30-DEC-2021 12:31:23PM
Fee: \$40.00 Charge Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: ANDERSON-OLIVER TITLE INSURANCE

Mail Tax Notice to: Canyonlands Ranch, LLC, a Utah limited liability company
PO Box 712629
Salt Lake City, UT 84171-2629

WARRANTY DEED

File Number: 14245

South Mesa Ranch Land & Cattle Company, LLC, a Utah limited liability company, GRANTOR(S), whose address is 2150 South Shumway Lane, Moab, UT 84532 hereby CONVEY(S) AND WARRANT(S) to **Canyonlands Ranch, LLC, a Utah limited liability company**, GRANTEE(S) whose address is PO Box 712629, Salt Lake City, UT 84171-2629 for the sum of (\$10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in Grand County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions, and rights of way, however evidenced.

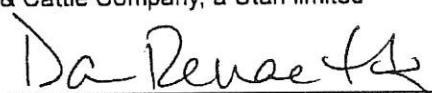
WITNESS the hand of said Grantor, this 29th day of December, 2021.

South Mesa Ranch Land & Cattle Company, a Utah limited liability company


By: James Farnsworth, Manager

State of Utah }
 }ss.
County of Grand }

The foregoing Warranty Deed was acknowledged before me this 29th day of December, 2021, by James Farnsworth acting in behalf of South Mesa Ranch Land & Cattle Company, a Utah limited liability company, in his capacity as manager.


Notary Public

Residing In: Moab, Utah
My Commission Expires: 5/20/22



EXHIBIT "A"
LEGAL DESCRIPTION

Grand County, Utah:

Southwest 1/4 Section 26, Township 26 South, Range 23 East, SLM.

ALSO LANDS WITHIN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 23 EAST, SLM, GRAND COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of Section 27, Township 26 South, Range 23 East, SLM, and proceeding thence with the South line of said Section 27 North 89°49' West 2653.0 feet to the South 1/4 corner Section 27; thence with the Center 1/4 line of said Section 27 North 0°04' West 1324.7 feet to the Center-South 1/16 corner said Section 27; thence with the South line of the North 1/2 Southwest 1/4 of said Section 27 North 89°53' West 2651.7 feet to the Southwest corner of the North 1/2 Southwest 1/4 of said Section 27; thence with the West line of said Section 27 North 0°02' West 2650.9 feet to the Northwest corner of the South 1/2 Northwest 1/4 said Section 27; thence South 89°53' East 2649.9 feet to the Center-North 1/16 corner said Section 27; thence with the North line of the South 1/2 Northeast 1/4 said Section 27 South 89°50' East 1332.8 feet to a corner; thence South 0°05' East 225.0 feet to a corner; thence South 89°50' East 1320.0 feet to a corner; thence with the East line of said Section 27 South 0°05' East 1100.5 feet to the East 1/4 corner of said Section 27; thence South 0°05' East 2651.3 feet to the point of beginning. (Parcel No. 04-0023-0135)

EXCEPTING therefrom gas, oil, petroleum, coal oil, naptha, coal and other hydro-carbon substances and all kindred substances, and all minerals of whatsoever kind or nature.