

Mail Recorded Deed and Tax Notice To:  
Workman Ranch, L.L.C., a Utah limited liability Company  
Roger C. Workman  
3438 S Eastwood Drive  
Salt Lake City, Utah 84109



File No.: 161630-MLY

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## WARRANTY DEED

Workman Ranch, L.L.C., a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Workman Ranch, LLC, a Utah limited liability company as to an undivided 50% interest and Roger C. Workman as to an undivided 50% interest

**GRANTEE(S)** of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Duchesne County**, State of Utah:

Tax I.D. 1188 / 1179-0001

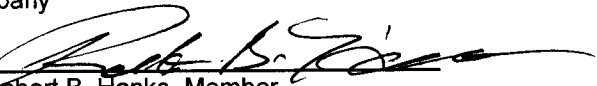
**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

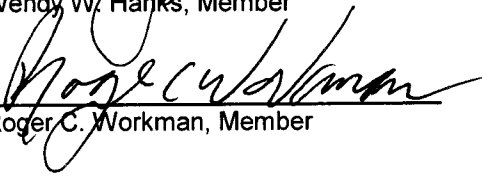
ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this August 22, 2022

Workman Ranch, L.L.C., a Utah limited liability company

BY:   
Robert B. Hanks, Member

BY:   
Wendy W. Hanks, Member

BY:   
Roger C. Workman, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8/22/2022, before me, personally appeared Robert B. Hanks, Member, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Workman Ranch, L.L.C., a Utah limited liability company.

Meggy L Ludlow

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 8/22/2022, before me, personally appeared Wendy W. Hanks, Member proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Workman Ranch, L.L.C., a Utah limited liability company.

Meggy L Ludlow

Notary Public



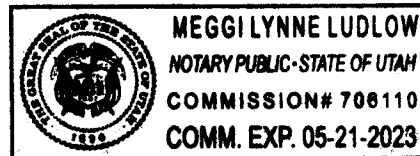
STATE OF UTAH

COUNTY OF SALT LAKE

On this 8/22/2022, before me, personally appeared Roger C. Workman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Workman Ranch, L.L.C., a Utah limited liability company.

Meggy L Ludlow

Notary Public



Real Property situated in Duchesne County.

Legal Description

A parcel of land situated in the SE1/4SE1/4 of section 35, T1S, R5W, along a township line to the easterly right of way line of existing State Highway No. 87; thence N°24' E. 56.0 ft; thence N 3°53' W. 200.6 ft; thence N. 0°24'E. 141.4 ft. to the point of tangency with a 1372.7 foot radius curve to the right; thence Northerly 572.1 ft. along the arc of said curve to the easterly Section Line to the point of beginning, more or less.

Township 1 South Range 5 West, Uintah Special Meridian, Section 36: S1/2SW1/4; SW1/4SE1/4. Except .73 acres for State Highway in SW1/4SW1/4.

Together with 98.44 shares of stock in Farnsworth Canal and Reservoir Company; 2 culinary water hookups to upper County Culinary Water; and the right to WUC #43-7240 and 43-7359 for Irrigation, Stockwatering, and Domestic purposes, as registered with the State of Utah, Division of Water Rights.