

Mail Recorded Deed and Tax Notice To:  
Robert and Wendy Hanks  
8355 Supernal Way  
Salt Lake City, Utah 84121



File No.: 161630-MLY

## WARRANTY DEED

Roger C. Workman as to it's undivided 50% tenant in common interest

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

Robert B. Hanks and Wendy W. Hanks as to an undivided 50% interest

**GRANTEE(S)** of 8355 Supernal Way, 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 ID NO.:** 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.

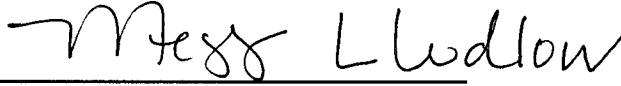
Dated this 22<sup>nd</sup> day of August, 2022.

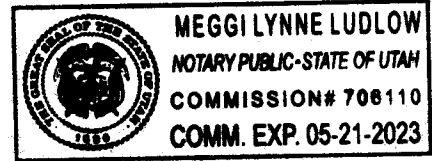
  
\_\_\_\_\_  
Roger C. Workman

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22<sup>nd</sup> day of August, 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.

  
\_\_\_\_\_  
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.