

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Christopher M. Watkins
722 West Shepard Lane, Suite 103
Farmington , UT 84025

Ent 569559 Pg 1 of 3
Date: 23-Aug-2023 11:52:15AM
Fee: \$40.00
Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCESNE COUNTY CORPORATION
For: US TITLE INSURANCE AGENCY
Electronically Recorded

WARRANTY DEED

File No.: 067658
APN: 00-0034-9502
Tax ID No. 2533-2534-0001

The Highlands at Thunder Ridge, LLC,

Grantor(s), of Heber City, Wasatch County, State of Utah, hereby convey(s) and warrant(s) to

Christopher Watkins,

Grantee(s), of Farmington , Davis County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Duchesne County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 22 day of August, 2023.

The Highlands at Thunder Ridge, LLC

BY: Tracy Livingston
Tracy Livingston, Manager

STATE OF Utah)

(ss)

COUNTY OF Summit)

The foregoing instrument was acknowledged before me the 22 day of August,
2023 by Tracy Livingston, Manager of The Highlands at Thunder Ridge, LLC.

Kim Parr
Notary Public

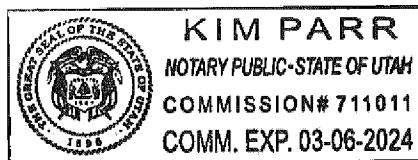


EXHIBIT "A"

PARCEL 1:

Beginning at the Southwest Corner of Section 22, Township 2 South, Range 9 West of the Uintah Special Base and Meridian; thence North 00°24'36" West 1551.45 feet along the West line of the SW1/4 of said Section to a rebar; thence North 89°33'05" East 4561.97 feet to a rebar at a fence corner; thence South 76°31'59" West 332.25 feet to the Northeast corner of Lot 10, BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION; thence South 40°01'13" West 1770.23 feet to the Southwest Corner of Lot 9, of said subdivision; thence South 49°57'09" East 208.16 feet along the West line of said subdivision to the South line of said Section 22; thence North 89°50'22" West 596.91 feet along said South line to the South Quarter Corner of said Section 22; thence South 89°31'44" West 2651.78 feet to the Point of Beginning.

Together with the following described parcel:

Beginning at the Northwest Corner of Section 27, Township 2 South, Range 9 West of the Uintah Special Base and Meridian; thence North 89°31'44" East 2651.78 feet to the North Quarter Corner of said Section 27; thence South 89°50'22" East 596.91 feet along the North line of the Northeast Quarter of said Section 27 to the West line of BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION; thence South 49°57'09" East 59.16 feet along said West line; thence South 83°28'21" West 283.25 feet; thence North 89°02'48" West 3012.88 feet to the Point of Beginning.

Situated in Duchesne County

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