

FILE: 16292  
MAIL TAX NOTICE TO:  
Stephanie Rackley and Clayton E. Anderton  
143 S 500 E  
Duchesne, UT 84021

[ Space above this line for recording data. ]

## **WARRANTY DEED**

**Delta Dawn Wade, GRANTOR(S), of HC 63 Box 8115, Duchesne, UT 84021, hereby CONVEYS AND WARRANTS to: Stephanie Rackley and Clayton E. Anderton, as joint tenants, GRANTEE(S), of 143 S 500 E, Duchesne, UT 84021, for the sum of, Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract(s) of land in Duchesne County(ies), Utah, to wit:**

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

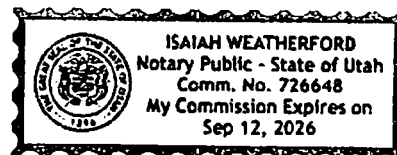
Together with all improvements, appurtenances, and easements thereunto belonging.  
**SUBJECT TO:** County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity.

**EXCEPTING THEREFROM:** all oil, gas and/or other minerals in, on or under said land.

**WITNESS, the hand of said grantors, this 28th day of December, 2023.**

Delta Dawn Wade  
Delta Dawn Wade

STATE OF Utah )  
COUNTY OF Wasatch ) SS.



On the 28 day of December, 2023, personally appeared before me Delta Dawn Wade, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC: Isaiah Weatherford



prepared by: Express Title Insurance Agency, Inc.  
435-738-2533

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**EXHIBIT "A"**

Lot 12 and 13, Block 27, Duchesne City Survey, according to the official plat thereof as found in the office of the Duchesne County Records Office.

ALSO: Beginning at the Northwest corner of Lot 12; thence West 10 feet; thence South 160 feet; thence East 60 feet; thence North 10 feet; thence West 50 feet; thence North 150 feet, to the point of beginning.

Tax ID and APN: D-0136 | 00-0000-3040



Express Title

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