

Ent 573019 Pg 1 of 2
Date: 29-Dec-2023 11:39:40AM
Fee: \$40.00
Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCHESNE COUNTY CORPORATION
For: EXPRESS TITLE INSURANCE AGENCY, INC
Electronically Recorded

FILE: 16292
MAIL TAX NOTICE TO:
Stephanie Rackley and Clayton E. Anderto
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.

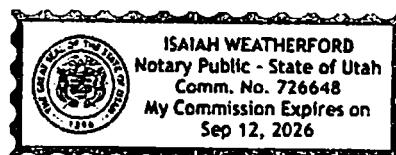
SUBJECT TO: County and\or City taxes not delinquent; Bonds and\or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity.

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

A stylized signature logo for Express Title.

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

Express Title

FILE: 16292

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 Recorders 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

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

Page 2 of 2