

Ent 582276 Pg 1 of 2  
Date: 12-Dec-2024 04:22:25PM  
Fee: \$40.00  
Filed By: TJD  
SHELLEY BRENNAN, Recorder  
DUCHESNE COUNTY CORPORATION  
For: EXPRESS TITLE INSURANCE AGENCY, INC.  
Electronically Recorded

**FILE: 16746**  
**MAIL TAX NOTICE TO:**  
**Oak Hills Ranch LLC**  
**722 West Shepard Lane Suite 103**  
**Farmington, UT 84025**

[Space above this line for recording data.]

## QUIT CLAIM DEED

**Christopher M Watkins, GRANTOR(S), of PO Box 497, Farmington, UT 84025, hereby QUIT CLAIMS to: Oak Hills Ranch LLC, GRANTEE(S), of 722 West Shepard Lane Suite 103, Farmington, UT 84025, 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.

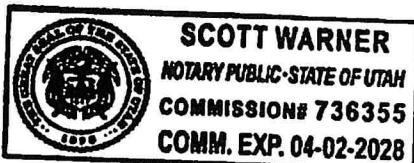
WITNESS, the hand of said grantors, this 11<sup>th</sup> day of December, 2024.

Christopher M Watkins

STATE OF Utah )  
COUNTY OF Davis ) ss.

On the 11 day of December, 2024, personally appeared before me Christopher M Watkins, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

**NOTARY PUBLIC:**



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

### Express Title

**Quit Claim Deed Page 1 of 2**



FILE: 16746

**EXHIBIT "A"**

Lot 185A, Bandanna Ranch Subdivision, Chuckwagon Phase, as amended, according to the official plat thereof as found in the office of the Duchesne County Recorders Office.

Tax ID and APN: BRS-0185A | 00-0012-0083



Express Title

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

Quit Claim Deed Page 2 of 2

