

Recording requested by:
South Eastern Utah Title Company-Price

After Recording Return To:
Wellington RV, LLC
4665 W. Country Club Drive
Highland, Utah 84003

File Number: 2022-C-2768
Parcel ID: 1B-0195-0012

Ent 863100 Bk 1039 Pg 299
Date: 10-NOV-2022 1:02:05PM
Fee: \$40.00 Charge Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: SOUTH EASTERN UTAH TITLE CO

Warranty Deed

JONATHAN R. POWELL, ROBERT Q. POWELL, ROBERT B. POWELL, JEFFERY Q. POWELL, and MELANIE D. POWELL, as joint tenants, (henceforth referred to as "Grantor") of CARBON County, State of Utah, hereby CONVEYS and WARRANTS to WELLINGTON RV, LLC, a Utah Limited Liability Company, (henceforth referred to as "Grantee") for the sum of ten dollars and other good and valuable consideration, the following described tract of land in CARBON County, State of Utah, to-wit:

Property 1:
Located in Carbon County, State of Utah:

BEGINNING at a point 386 feet South and 333 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; thence West 450 feet; thence South 610 feet, more or less, to the Railroad Right of Way; thence Southeasterly along said Railroad Right of Way, to a point due South of the point of beginning; thence North to the point of beginning.

ALSO, BEGINNING 386 feet South and 483 feet West of the Northeast Corner of the NW 1/4 NE 1/4 of Section 7, T15S, R11E, SLB&M; thence West 300 feet; thence North 36 feet; thence East 300 feet; thence South 36 feet to beginning

LESS THEREFROM any portion within Wellington City Roads.

EXCEPTING therefrom, all mineral rights, including whether on, in or under the premises, all of the following minerals, whether common or precious, coal, carbons, hydrocarbons, oil, gas, petroleum, chemical elements and substances whether in solid, liquid or gaseous form, and steam and all sources of geothermal energy, that have not been previously reserved.

ABOVE LANDS ALSO known as and described by a Survey prepared by Art Barker of Barker & Associates, and recorded in the Carbon County Recorder's Office on March 21, 2007 in Book 641 at Page 377, Entry No. 122353, and said Survey being Revised on October 6, 2008 to read as follows:

BEGINNING at a point 386 feet South and 365.31 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; said point being on the Westerly Right of Way line of a City Street; thence West 117 feet; thence North 36 feet; thence West 300 feet; thence South 590.80 feet to the Northerly Railroad line; thence Southeasterly $70^{\circ} 52' 41''$ East 473.10 feet along said Railroad Right of Way line; thence North 157.70 feet; thence West 30 feet; thence North 552.08 feet to the point of beginning.

Tax Parcel No's: 1B-0195-0012 & 1B-0195-0024

Subject to easements, reservations and restrictions however evidenced.

In Witness Whereof, JONATHAN R. POWELL, ROBERT Q. POWELL, ROBERT B. POWELL, JEFFERY Q. POWELL, and MELANIE D. POWELL the said, Grantor, hereunto set by hands and seals this 13 day of October, 2022.

JONATHAN R. POWELL

ROBERT Q. POWELL

ROBERT B. POWELL

Jeffery Q. Powell
JEFFERY Q. POWELL

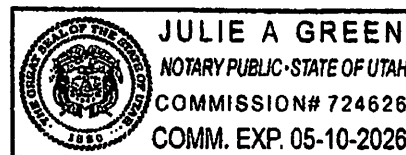
MELANIE D. POWELL

STATE OF UTAH
COUNTY OF CARBON

On this 13 day of October, 2022, before me Julie A. Green, a notary public, personally appeared JONATHAN R. POWELL, ROBERT Q. POWELL, ROBERT B. POWELL, JEFFERY Q. POWELL and MELANIE D. POWELL, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Julie A. Green
Notary Public



In Witness Whereof, JONATHAN R. POWELL, ROBERT Q. POWELL, ROBERT B. POWELL, JEFFERY Q. POWELL, and MELANIE D. POWELL the said, Grantor, hereunto set by hands and seals this 8 day of ~~October~~, 2022.

November

Jonathan R. Powell

JONATHAN R. POWELL

Robert Q. Powell

ROBERT Q. POWELL

Robert B. Powell

ROBERT B. POWELL

JEFFERY Q. POWELL

Melanie D. Powell

MELANIE D. POWELL

STATE OF UTAH
COUNTY OF CARBON

On this 8 day of ~~October~~, 2022, before me *Julie A. Green*, a notary public, personally appeared JONATHAN R. POWELL, ROBERT Q. POWELL, ROBERT B. POWELL, ~~JEFFERY Q. POWELL~~ and MELANIE D. POWELL, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Julie A. Green
Notary Public

