

Recording Requested by:
First American Title Insurance Agency, LLC
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

RECORDER'S MEMO
Legibility of writing, typing or
printing unsatisfactory in this
Document when received.

AFTER RECORDING RETURN TO:

Terrathustra, LLC
1431 East Highway 401
Monticello, UT 84535
220 E Morris Ave, Ste 440
Salt Lake City, UT 84115

Ent 095914 Blk 876 Pg 556 -557

Date: 03-JUL-2007 4:49PM

Fee: \$12.00 Check

Filed By: PH

LOUISE JONES, Recorder
SAN JUAN COUNTY CORPORATION
For: FIRST AMERICAN TITLE

SPACE ABOVE THIS

WARRANTY DEED

Escrow No. 331-4870967 (saw)
A.P.N. 36525E070000

M. Val Dalton and Aleta L. Dalton, husband and wife as joint tenants, Grantor, of Monticello, San Juan County, State of Utah, hereby CONVEY AND WARRANT to

Terrathustra, LLC, Grantee, of Monticello, San Juan County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in San Juan County, State of Utah:

TRACT B

A TRACT OF LAND AS SURVEYED WITHIN SECTION 7, T36S, R25E, SL88M, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N00° 04' 31" E 675.19 FEET ALONG THE EAST SECTION LINE FROM THE E1/4 CORNER OF SAID SECTION 7, SAID POINT IS ALSO A POINT ON THE CENTERLINE OF SAN JUAN COUNTY EASEMENT 312 AS SHOWN ON THE '312 VAL DALTON R/W PLAT'; THENCE ALONG SAID SIC ROAD R.O.W. AS FOLLOWS; N44° 34' 47" W 376.81 FEET, THENCE N72° 24' 25" W 291.53 FEET, THENCE (LEAVING SAID R.O.W. CENTERLINE) EAST 782.09 FEET TO A POINT ON THE 1/16 LINE OF SAID SECTION 7, THENCE ALONG SAID 1/16 LINE N00° 02' 20" E 940.80 FEET TO THE SW CORNER OF THE NW1/4 NE1/4 NE1/4, THENCE ALONG THE SOUTH LINE OF THE NW1/4 NE1/4 NE1/4 NE1/4 N89° 43' 16" E 661.06 FEET TO THE SE CORNER OF THE NW 1/4 NE1/4 NE1/4, THENCE ALONG THE EAST LINE OF THE NW1/4 NE1/4 NE1/4 NE1/4 N00° 01' 05" W 659.69 FEET TO THE NE CORNER OF THE NW1/4 NE1/4 NE1/4, THENCE ALONG THE NORTH LINE OF SAID SECTION 7 N89° 43' 30" E 660.40 FEET TO THE NE CORNER OF SAID SECTION 7, THENCE ALONG THE EAST LINE OF SAID SECTION 7 S00° 04' 31" E 1963.39 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS WITHIN THE E1/4 NE1/4 OF SECTION 7, T36S, R25E, SL88M, SAN JUAN COUNTY, UTAH, 50.00 FEET IN WIDTH, 25.00 FEET ON EACH SIDE OF A DESCRIBED CENTERLINE WITH THE LINES ON BOTH SIDES PARALLEL AND CONCENTRIC WITH THE CENTERLINE, AND END LINES EXTENDING OR TERMINATING AT THE SAME LINE OR LINES AS THE CENTERLINE. THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N07° 12' 20" W 834.07 FEET FROM THE E1/4 CORNER OF SAID SECTION 7, AND CONSIDERING THE LINE BETWEEN THE NE CORNER AND THE E1/4 CORNER OF SAID SECTION 7 TO BE S00° 04' 31" E; SAID POINT IS ALSO A POINT ON THE R.O.W. LINE OF SAN JUAN COUNTY ROAD 312; THENCE N45° 25' 18" E 47.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, THENCE NORTHEASTERLY 119.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°29'49", THENCE N00° 04' 31" W 1495.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET, THENCE

NORTHWESTERLY 236.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 11' 59", THENCE S89°43'30" W 484.90 FEET TO A POINT ON THE EAST LINE OF THE NW1/4 NE1/4 NE1/4.

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21/1 - AHD
Initials

TRACT D
SE1/4 SE1/4, SECTION 7, T36S, R25E, SLB&M

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS WITHIN THE NE 1/4 SE 1/4 OF SECTION 7, T36S, R25E, SL88M, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S56° 30' 05" W 1514.14 FEET FROM THE E1/4 CORNER OF SAID SECTION 7, AND CONSIDERING THE LINE BETWEEN THE NE CORNER AND THE E1/4 CORNER OF SAID SECTION 7 TO BE 500' 04" 31" E; SAID POINT IS ALSO A POINT ON THE R.O.W. LINE OF SAN JUAN COUNTY ROAD 312; THENCE S27° 31' 48" E 82.61 FEET, THENCE S12° 29' 36" W 244.19 FEET, THENCE S00° 03' 41" W 188.56 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4 SE1/4, SAID SECTION 7, THENCE ALONG THE 1/16 LINE S89° 43' 13" W 50.00 FEET TO THE NW CORNER OF THE SE1/4 SE1/4, SAID SECTION 7, THENCE ALONG THE 1/16 LINE N00° 03' 41" E 338.29 FEET TO A POINT ON THE R.O.W. LINE OF SAN JUAN COUNTY ROAD 312, THENCE ALONG SAID R.O.W. LINE N22° 41' 39" E 167.11 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

WITNESS the hand of said Grantor, on JUNE 25, 2007.

and Ruth

M. Val Dalton

Robert. D. Brown

Aleta L. Dalton

On JUNE 25, 2007, personally appeared before me, M. Val Dalton and Aleta L. Dalton the signor of the within instrument, who duly acknowledged to me that he/she executed the same.

Cynthia E. Kridel
Cynthia E. Kridel
Notary Public

(Printed Name) John J. O'G
My Commission expires: 11-1-09

(Copy or Stamp)

1. **RECEIVED** 1960
2. **RECEIVED** 6 MARCH 1960
3. **RECEIVED** 6 MARCH 1960
4. **RECEIVED** 6 MARCH 1960

