

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

Ent. 097615 Bk. 880 Pg. 13-5

Date: 04-SEP-2007 2:46PM

Fee: \$16.00 Check

Filed By: IH

LOUISE JONES, Recorder

SAN JUAN COUNTY CORPORATION

For: FIRST AMERICAN TITLE

AFTER RECORDING RETURN TO:
Terrathustra, LLC
220 E. Morris Ave., Ste. 440
Salt Lake City, UT 84115

FIRST AMERICAN TITLE
585 WEST 500 SOUTH STE 100
BOUNTIFUL UT 84010

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

noted 9-4-07

WARRANTY DEED

Escrow No. 331-4870967 (aaw)
A.P.N.: 36S25E070000

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

Terrathustra, LLC, Grantee, of Salt Lake City, Salt Lake 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, SLB&M, 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 SJC ROAD R.O.W. AS FOLLOWS; N44° 34' 42" W 376.81 FEET, THENCE N72° 24' 25" W 291.53 FEET, THENCE (LEAVING SAID R.O.W. CENTERLINE) WEST 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 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 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.

J L

36S25E070002

36S25E079000

M.V.J. A.L.D.
Initial(s)

SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS WITHIN THE E1/2 NE1/4 OF SECTION 7, T36S, R25E, SLB&M, 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.

TRACT D

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

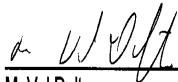
TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS WITHIN THE NE1/4 SE1/4 OF SECTION 7, T36S, R25E, SLB&M, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 S00° 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 180.56 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.

This Warranty Deed is being recorded to replace the Warranty Deed filed July 3, 2007 as Entry No. 095914 in Book 876 at Page 556-557. The previous Deed contained an error in the legal description for Tract B

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(s) of said Grantor(s), this August 10, 2007.


M. Val Dalton


Aleta L. Dalton

On 10 August, 2007, personally appeared before me, **M. Val Dalton and Aleta L. Dalton, husband and wife as joint tenants** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Derryl R. Jack
Notary Public
Derryl R. Jack
(Printed Name)

My Commission expires: 2-28-2010

