

Ent 528552 Bk 865 Pg 199
Date: 15-FEB-2018 1:09:45PM
Fee: \$10.00 Charge Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: ANDERSON-OLIVER TITLE INSURANCE
AGENCY

Mail Tax Notice to: View Gate Development, LLC, a Utah limited liability company
5442 South 900 East, Ste 531
Salt Lake City, UT 84117

WARRANTY DEED

File Number: 10902

Danette H. Groesbeck, Successor Trustee of THE HOLYOAK FAMILY TRUST, GRANTOR(S), whose address is 825 Mountain View Drive, Moab, UT 84532 hereby CONVEY(S) AND WARRANT(S) to View Gate Development, LLC, a Utah limited liability company, GRANTEE(S) whose address is 5442 South 900 East, Ste 531, Salt Lake City, UT 84117 for the sum of (\$10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in Grand County, State of Utah, to-wit:


Grand County, Utah:

Beginning at the South Quarter corner Section 7, T26S, R22E, SLM, thence West along said Section line 660.0 feet; thence Northerly to a point 1301.39 feet North and 1950.55 feet East of the Southwest corner Section 7, T26S, R22E, SLM, thence North 88°41' East 91.32 feet; thence North 89°45' East 177 feet; thence North 53°54' East 22.62 feet; thence North 63.05 feet to the South line of U.S. Highway 191 right-of-way; thence South 65°39' East along said Right-of-way to the East line of the Southeast 1/4 Southwest 1/4 Section 7, T26S, R22E, SLM, thence South along said 40 acre line to the point of beginning. (Parcel No. 02-0007-0090)

Together with but without warranties either express or implied, Water Right No. 05-569.

Subject to easements, restrictions, and rights of way, however evidenced.

WITNESS the hand of said Grantor, this 14th day of February, 2018.



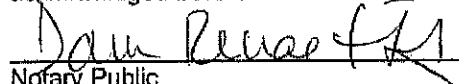
Danette H. Groesbeck, Successor Trustee of THE
HOLYOAK FAMILY TRUST

State of Utah)

)ss.

County of Grand)

On the 14 day of February, 2018, personally appeared before me, Danette H. Groesbeck, Successor Trustee of THE HOLYOAK FAMILY TRUST, the signer(s) of the foregoing Warranty Deed who duly acknowledged before me that he/she/they executed the same.



Notary Public
My commission expires:
Residing in: Moab, Utah



File No.: 10902
A02 Warranty Deed

Page 1 of 2