

Ent 849605 Bk 960 Pg 591
Date: 27-May-2020 12:33:20PM
Fee: \$40.00 Check Filed By :KM
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: STEWART TITLE INSURANCE AGENCY

MAIL TAX NOTICE TO:
YESCO Outdoor Media LLC
1105 S. Gramercy Rd.
SLC, UT 84104

Tax ID: 02-0339-0000

WARRANTY DEED

Mountain States Investment, L.L.C., a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to YESCO Outdoor Media LLC, a Delaware limited liability company,, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Carbon County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 22 day of May, 2020.

Mountain States Investment, L.L.C.
a Utah limited liability company

By: George M. Harmond, Jr.
George M. Harmond, Jr., Manager

State of Utah
County of Carbon

On this 22nd day of May, 2020, personally appeared before me, the undersigned Notary Public, George M. Harmond, Jr. the Manager of Mountain States Investment, L.L.C., a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Anneliese Houghton
Notary Public
My commission expires: 08/24/23

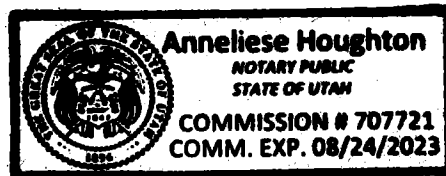


EXHIBIT " A " LEGAL DESCRIPTION

The land referred to herein is situated in the County of Carbon, State of Utah, and is described as follows:

Parcel 1:

BEGINNING at a point located 2668.57 feet North and 447.40 feet East from the South Quarter corner of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, said beginning point is located in the center of an existing 16 foot gate, and running thence West 447.4 feet; thence North 641.10 feet; thence East 413.92 feet, more or less, to the West right-of-way line of the state highway; thence Southeasterly along said right-of-way line 641.90 feet, more or less, to the point of beginning.

EXCEPTING therefrom the following described portion of said land, as released, relinquished and quit claimed in that certain Boundary Line Agreement recorded March 24, 2004, as Entry No. 104943, in Book 562, at Page 761, records of the Carbon County Recorder: BEGINNING at a point which is located South 0°16'46" East along the West line of the Southwest Quarter of the Northeast Quarter of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, 693.11 feet from the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 25, and running thence North 89°35'21" East along an existing fence line 405.27 feet to the West state road right-of-way fence line of Highway 50 and 6; thence North 02°50'51" West along said right-of-way fence line 32.21 feet; thence South 89°25'35" West 403.84 feet, more or less, to the West line of the Southwest Quarter of the Northeast Quarter of said Section 25; thence South 0°16'46" East along the West line of the Southwest Quarter of the Northeast Quarter of said Section 25 a distance of 31.03 feet to the point of beginning. (Bearing of South 0°16'46" East between the North Quarter corner and South Quarter corner of said Section 25 used as the basis of bearing.)

Parcel 1A;

Non-exclusive easement and right-of-way for ingress and egress and for utility purposes described as follows: BEGINNING at a point located 2668.57 feet North and 447.4 feet East from the South Quarter corner of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, said beginning point is located in the center of an existing 16 foot gate, and running thence Northerly along the right-of-way 10 feet; thence West 75 feet; thence South 20 feet; thence East 75 feet to the right-of-way fence; thence Northerly 10 feet to the point of beginning.

Tax ID No. 02-0339-0000