

Vesting
Parcel 1 & 2

Ent 163722 Bk 1054 Pg 184 - 185
Date: 19-Oct-2020 04:22:50PM
Fee: \$40.00 Check Filed By :IH
DAVID O CARPENTER, Recorder
SAN JUAN COUNTY CORPORATION
For: BACKMAN FPTP

MAIL TAX NOTICE TO
Desert Rose Inn L.L.C., a Utah limited liability company
701 West Main Street
Bluff, UT 84512
Order No. 9-002591

Warranty Deed

Desert Rose Inn LLC

of Bluff, County of San Juan, State of UTAH, Grantor, hereby CONVEYS and WARRANTS to

Desert Rose Inn L.L.C., a Utah limited liability company

of Bluff, County of San Juan, State of UTAH, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tracts of land in San Juan County, State of UTAH:

PARCEL 1:

Tract "A" Trust (outside subdivision)

A tract of land within the E ½ of Section 26, Township 40 South, Range 21 East, Salt Lake Base and Meridian, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located South 242.85 feet and East 3423.27 feet East from the West ¼ corner of said Section 26, and considering the line between the West quarter corner and the Northwest corner of said Section 26 to be North 00 deg. 01'00" West; thence East 87.73 feet; thence North 26 deg. 02'43" West 357.54 feet more or less to the South right of way line of US Highway 191; thence along said right of way line North 75 deg. 21'53" East 261.85 feet more or less to a point on the West line of the Cottonwood Addition Subdivision; thence along the West line of said subdivision South 04 deg. 19'32" East 472.39 feet more or less to the Southwest corner of said subdivision; thence along the South line of said subdivision North 85 deg. 40'28" East 460.00 feet; thence South 04 deg. 19'36" East 255.00 feet; thence South 85 deg. 40'24" West 290.00 feet; thence North 04 deg. 19'36" West 160.00 feet; thence South 85 deg. 40'24" West 145.00 feet; thence South 04 deg. 19'36" East 160.00 feet; thence South 85 deg. 40'24" West 88.60 feet; thence North 27 deg. 07'15" West 385.08 feet to the point of beginning.

Excepting therefrom any oil, gas and minerals that have been reserved, conveyed or transferred in prior documents.

Parcel No.: C40210267806

PARCEL 2:

Tract "B" Trust (inside subdivision)

A tract of land within the Cottonwood Addition Subdivision and within the E ½ of Section 26, Township 40 South, Range 21 East, Salt Lake Base and Meridian, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located on the West line of said Cottonwood Addition Subdivision South 85 deg. 40'28" West 20.00 feet from the Northwest corner of Block 18 of said subdivision; thence North 85 deg. 40'28" East 380.00 feet to the Northeast corner of said Block 18; thence South 04 deg. 19'32" East 265.00 feet to the Southeast corner of said Block 18; thence South 85 deg. 40'28" West 240.00 feet to the Southwest corner of Lot 15, Block 18; thence South 04 deg. 19'32" East 160.00 feet to the Southeast corner of Lot 5, Block 28; thence North 85 deg. 40'28" East 90.00 feet to the midpoint on the South line of Lot 3, Block 28; thence South 04 deg. 19'32" East 140.00 feet to a point on the South line of said subdivision; thence South 85 deg. 40'28" West 230.00 feet to the Southwest corner of said subdivision; thence North 04 deg. 19'32" West 565.00 feet to the point of beginning. Less that portion above described tract of land that lies within the existing right of way U.S. 91.

Excepting therefrom any oil, gas and minerals that have been reserved, conveyed or transferred in prior documents.

Parcel No.: C0029018001A

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand of said Grantor, this 15th of October, 2020

Desert Rose Inn LLC

Amer M. Tumgh

Amer M. Tumgh, Manager

e AMT

State of Utah)

County of San Juan) SS.

The foregoing instrument was acknowledged before me this 15th day of October, 2020

By Amer M. Tumgh, the Manager of Desert Rose Inn LLC

e AMT

Kenneth L Key

Notary Public Kenneth L Key

My Commission Expires: 20 Nov 2020

Residing at: MOAB, UTAH

