

Mail Recorded Deed and Tax Notice To:
The Joy Family Trust
621 Rugby Street
Rock Springs, WY 82901

01195980 B: 2759 P: 1254

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Rhonda Francis Summit County Recorder

10/04/2022 10:41:34 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



**COTTONWOOD
TITLE**

File No.: 163033-DJP

SPECIAL WARRANTY DEED

Brian Joy and Debra Joy, in their capacities as Trustees of the Joy Family Trust, U/A dated June 8, 2007

GRANTOR(S) of Rock Springs, State of Wyoming, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Brian Joy and Debra Joy, in their capacities as Trustees of The Joy Family Trust, U/A June 8, 2007 as to an undivided 1/3 interest and Kyle and Jennett McKellar, as joint tenants as to an undivided 1/3 interest and Leslie Matthews, as to an undivided 1/3 interest

GRANTEE(S) of Kamas, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Summit County**, State of Utah:

Beginning at a point North 616.89 feet and West 463.44 feet from the East quarter corner of Section 33, in Township 3 North of Range 10 East of the Salt Lake Base and Meridian; and running thence West 352.70 feet; thence North 12°00'00" West 508.34 feet; thence South 38°54'00" East 371.11 feet; thence South 49°04'00" East 92.60 feet; thence South 38°54'00" East 67.16 feet; thence South 19°20'30" East 164.31 feet to the place of beginning.

TOGETHER WITH a non-exclusive right of way for ingress and egress as disclosed in that certain Right of Way dated October 12, 2006 and recorded October 18, 2006 as Entry No. 794219.

TAX ID NO.: SS-2159-I (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 3rd Day of October, 2022

Joy Family Trust, U/A dated June 8, 2007

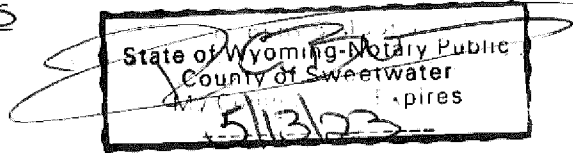
BY: Brian Joy, trustee
Brian Joy, Trustee
BY: Debra Joy, trustee
Debra Joy, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10/3/22, before me, personally appeared Brian Joy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as ~~Debbie Joy~~ on behalf of The Joy Family Trust, U/A dated June 8, 2007..
Trustee

ROBERT B MOSES
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 10/3/22, before me, personally appeared Debra Joy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as ~~Debbie Joy~~ on behalf of The Joy Family Trust, U/A dated June 8, 2007..
Trustee

Robert B Moses
Notary Public

