

WHEN RECORDED RETURN TO:
K&J Green River Properties, LLC
22613 SE 20th St.
Sammamish, WA 98075
Tax ID No.: 01-156A-0015

WARRANTY DEED

Green River Kampground, LLC, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to K&J Green River Properties, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Emery County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 235 South 1780 East, Green River, UT 84525

WITNESS, the hand of said grantor this 31st day of May, 2018.

GREEN RIVER KAMPGROUND, LLC


Edward West
Manager Member

~~State of Utah
County of Emery~~

See Attached.

~~The foregoing instrument was acknowledged before me this 31st day of May, 2018 by Robert Grimsby.~~

~~Notary Public
My commission expires: _____~~

**Recorded at the
request of
PROFESSIONAL TITLE
SERVICES**

State of Utah

County of Emery

On this 31st day of May, 2018 personally Edward West, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he (she) is the Manager Member of the Green River Kampground LLC and that said document was signed by him (her) in behalf of said Entity and said Authority of said Entity executed the same.



A handwritten signature in black ink, appearing to read "Stephanie Behling", written over a horizontal line. Below the line, the words "Notary Public" are printed in a small font.

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING at a fence corner which bears North 1322.9 feet and West 1341 feet (North 1334.6 feet and West 1339.7 feet by previous instruments of record) from the East Quarter corner of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and proceeding thence with the Southerly fence line of the Gardner parcel South 89°43' West 863.3 feet to a fence corner; thence with the Westerly fence line of the Gardner parcel North 0°38' West 374.9 feet to the South line of the Hatt parcel; thence with the South line of the Hatt parcel East 21.7 feet to a found corner; thence with the East line of the Hatt parcel North 155.6 feet; thence with the record North line of the Gardner parcel South 84°15' East 80.1 feet; thence with the record North line of the Gardner parcel South 84°56' East 272.3 feet to a point on the Southerly boundary of the Motel 6 parcel; thence with the Southerly line of the Motel 6 parcel South 76°28' East 221.1 feet to the Southeast corner thereof; thence with the East line of Motel 6 parcel North 17°03' East 21.8 feet to a fence corner; thence with a fence South 86°56' East 274.7 feet to a fence corner; thence with a fence South 0°06' West 448.5 feet to the point of beginning.

ALSO, BEGINNING at the Northeast corner of the Hatt parcel, said corner by record bears North 1860.8 feet and West 2186.8 feet from the East Quarter corner of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and proceeding thence along the Southerly line of the Bayles parcel South 84°26' East 80.4 feet to the Southeast corner thereof (found 5/8" rebar); thence along the Easterly line of the Bayles parcel North 17°05' East 14.8 feet to a found chisel; thence South 80°16' East 40.5 feet to a found chisel; thence along the Southerly line of the Bayles parcel South 80°36' East 151.3 feet to the Southeast corner thereof (found 5/8" rebar), said point also being the Southwest corner of the Motel 6 parcel; thence with the Southerly line of the Motel 6 parcel South 76°28' East 79.6 feet to a point on the Northerly boundary line of a tract of land described in that certain Warranty Deed recorded October 24, 1990, as Entry No. 421967, in Book 426, at Page 301, records of the Grand County Recorder, thence along the Northerly boundary line of said tract of land North 84°56' West 272.3 feet; thence continuing along the Northerly boundary line of said tract of land North 84°15' West 80.1 feet to a point on the West boundary line thereof, said point also being a point on the East line of the Hatt parcel; thence with the East line of the Hatt parcel North 11.7 feet to the point of beginning.

TOGETHER with a 10-foot wide irrigation pipeline easement (not fee simple title), five feet on each side of the following described centerline: BEGINNING at a point on the Westerly fence line of a tract of land described in that certain Warranty Deed recorded October 24, 1990, as Entry No. 421967, in Book 426, at Page 301, records of the Grand County Recorder, said point bears North 55°45' West 2668.4 feet from the East Quarter corner of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and proceeding thence South 84°45' West 25 feet to the Easterly bank of a reservoir; thence across said reservoir South 50°35' West 90 feet to the inlet to said reservoir; thence North 80°58' West approximately 404.6 feet to the line of mean high water on the East bank of the Green River, the terminus of this centerline description.

ALSO, TOGETHER with a road easement (not fee simple title) 40 feet wide, the center line of which begins 494.1 feet North and 569.2 feet East of the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and running thence North 17°03' East 305.5 feet to the South right of way of Highway 6 and 50. ALSO

WHEN RECORDED MAIL TO:
Professional Title Services

Ent 432048 Page 1 of 2
Date: 12-OCT-2023 3:58:38PM
Fee: \$40.00 Charge Filed By: NF
JOSIE K. STILLSON, Recorder
EMERY COUNTY CORPORATION
For: PROFESSIONAL TITLE SERVICES

Quit Claim Deed

LVJ Properties LLC, a Utah limited liability company Grantors, hereby QUIT CLAIM to ***K&J Green River Properties, LLC*** Grantees of Emery County, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Emery County, State of Utah:

A parcel of land, situate in the Northeast Quarter of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a found rebar at the corner of the existing boundary line, which is located North 0°48'40" West 1671.20 feet along the measured Section line and West 2179.16 feet from the found rebar and 1.5" cap at the East Quarter Corner of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and running thence South 89°20'56" West 22.09 feet along the existing boundary line, to a corner thereof, on an existing fence line; thence North 1°22'59" West 111.38 feet along said fence line, to the end thereof; thence North 88°37'48" East 23.59 feet, running parallel with and 3 feet perpendicularly distant northerly from the north wall of an existing building, to the existing boundary line; thence South 0°36'48" East 111.66 feet along said boundary, to the Point of Beginning.

Excepting therefrom all oil, gas and other minerals and mineral rights previously reserved, conveyed or otherwise severed from the surface estate.

**Situate in Emery County, State of Utah
Part of Tax I.D. No. 01-156A-0018**

SUBJECT to current general taxes, reservations, restrictions and easements existing or of record.

*****This deed is being recorded to segment Parcel No. 01-156A-0018*****

Witness the hand of said grantor this 20 day of September, 2023

LVJ Properties LLC

Lana Christene Coomer

Lana Christene Coomer

Governing Person

Vicky Elaine Bayles

Vicky Elaine Bayles

Governing Person

Janet Michaelle Raymond

Janet Michaelle Raymond

Governing Person

State of Utah

County of Carbon

On this 20 day of September, A.D.2023, *Lana Christene Coomer, Vicky Elaine Bayles and Janet Michaelle Raymond*, personally appeared before me, a Notary Public, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the *Governing Persons* of *LVJ Properties, LLC* and that said document was signed by them on behalf of said Company and by Authority of said Company executed the same.

Lily Vigil
Notary Public

