

Send Tax Notices to:

Bryce Canyon RV & Gas, LLC
748 W. Heritage Park Blvd. Suite 203
Layton, Utah 84041

Ent 285065 Bk 571 Pg 788
Date: 18-AUG-2023 2:21:00PM
Fee: \$40.00 Charge Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: SECURITY TITLE CO

APN: TCD-224

SPECIAL WARRANTY DEED

The Rich's Property, L.L.C., a Utah limited liability company incorrectly referred to as Rich's Property, LLC, in instrument 262363, Book 470 Pg 736 is the owner of an undivided sixteen percent (16%) interest in the Property described herein and **Martin Kerry Rich and Ethel K Rich, as Trustees of the Martin Kerry Rich and Ethel K Rich Charitable Remainder Unitrust, dated July 26, 2022** is the owner of an undivided eighty-four percent (84%) interest in the Property described herein (collectively "**Grantors**"), ("**Grantor**"), hereby CONVEYS and WARRANTS against all claiming by, through or under the acts of the Grantor, and no other, to **Bryce Canyon RV & Gas, LLC**, a Utah limited liability company ("**Grantee**") of 748 W. Heritage Park Blvd. Suite 203, Layton, Utah 84041, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Garfield County, State of Utah:

31039

See Exhibit A (attached hereto and incorporated herein)

Together with all buildings, structures and other improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

(end of text- signatures attached)

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed August 18, 2023.

The Rich's Property, L.L.C.,
a Utah limited liability company

By: Martin K Rich
Martin K. Rich
Its: Managing Member

By: Ethel K Rich
Ethel K. Rich
Its: Managing Member

STATE OF UTAH
COUNTY OF Wasatch) :ss.

The foregoing instrument was acknowledged before me this 18 day of August 2023 by Martin K. Rich and Ethel K. Rich, Managing Members of The Rich's Property, L.L.C. who, executed the same in the authorized capacity indicated.

Martin Kerry Rich and Ethel K Rich
Charitable Remainder Unitrust, dated July 26, 2022

By: Martin K Rich
Martin Kerry Rich
Its: Trustee

By: Ethel K Rich
Ethel K Rich
Its: Trustees

STATE OF UTAH)
) :ss.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 18 day of August 2023 by Martin Kerry Rich and Ethel K Rich, Trustees of the Martin Kerry Rich and Ethel K Rich Charitable Remainder Unitrust, dated July 26, 2022, who, executed the same in the authorized capacity indicated.

Jodi Hurdsman
NOTARY PUBLIC

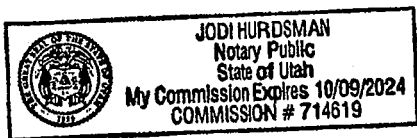


EXHIBIT A

(Legal Description)

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 35 South, Range 4 West, Salt Lake Base and Meridian and running thence North along the 1/16 Section line 620.00 feet more or less to the South right of way line of Utah State Highway 12; thence Southeasterly along said right of way line 749.64 feet more or less; thence South 345.94 feet more or less to the Southerly boundary line of said Section 34; thence West along said boundary line 699.97 feet more or less to the point of beginning.

Excepting therefrom all coal, oil, gas and/or other minerals in, on or under said land together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TCD-224- Garfield County, State of Utah

Prepared By:
Security Title Company of Garfield County
15 N. Main Street
Panguitch, UT 84759

When Recorded, Mail Deed and Tax Notice To:
Bryce Canyon RV & Gas, LLC, a Utah Limited
Liability Company
748 W Heritage Park Blvd, Ste 203
Layton, UT 84041

WARRANTY DEED

Brayton D Talbot and Prentis R Talbot, of Panguitch, Garfield County, Utah, GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

Bryce Canyon RV & Gas, LLC, a Utah Limited Liability Company, of Layton, Davis County, Utah,
GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, the following described tracts of land in Garfield
County, State of Utah, to-wit:

Beginning at a point 456.83 feet West of South Quarter Corner of Section 34, Township 35 South,
Range 4 West, Salt Lake Base and Meridian, thence West along Section Line 163.5 feet; thence
North 345.94 feet more or less to the South right of way line of Highway 12, thence Southeasterly
along said right of way 174.62 feet; thence South 283.08 feet more or less to the point of beginning.

Tax Parcel No.: 15-0075-0222

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity
and general property taxes for the year 2023 and thereafter.

30810

WITNESS the hand of said grantor(s), this 3 day of November, 2023.

Brayton D Talbot
Brayton D Talbot

Prentis R Talbot
Prentis R Talbot

STATE OF UTAH

COUNTY OF Garfield

On this 3 day of November, 2023 personally appeared before me Brayton D Talbot and Prentis R Talbot, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3 of November, 2023.

Jodi Hurdsman
Notary Public
Printed Name: Jodi Hurdsman
My Commission Expires: 10-9-2024
Residing at Watson

