

Mail Recorded Deed & Tax Notice To:
RR Escalante LLC, a Utah limited liability company
116 West 300 North
Logan, UT 84321

Ent 284931 Bk 571 Pg 213
Date: 27-Jul-2023 01:19:35PM
Fee: \$40.00 Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.



File No.: 166083-KAP

SPECIAL WARRANTY DEED

Amie L. Fortin,

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

RR Escalante LLC, a Utah limited liability company,

GRANTEE(S), of Logan, 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 **Garfield County**, State of Utah:

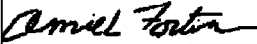
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 04-0022-0273 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

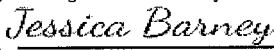
Dated this 26th day of July, 2023.

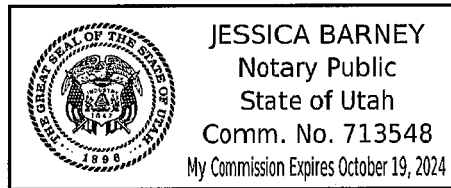
Signed with Stavvy:

Amie L. Fortin

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of July, 2023, before me, personally appeared Amie L. Fortin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

Signed with Stavvy:

Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

The North 304.26 feet of Parcel 54, Plat A, Escalante Town Survey, lying South and West of the Utah State Highway 12 right of way, more particularly described as follows:

Beginning at the Northwest corner of Parcel 54, Plat A, Escalante Town Survey; thence along the North line of said Parcel 54, South 85°04'04" East 49.02 feet to the West right of way line of Highway 12; thence along said right of way line, South 39°37'39" East 318.76 to the East line of said Parcel 54; thence along the East line of said Parcel 54, South 02°01'33" West 55.73 feet; thence along a line parallel to the South line of said Parcel 54, North 89°43'27" West 256.51 feet to the West line of said Parcel 54; thence along the West line of said Parcel 54, North 01°11'33" East 304.26 feet to the point of beginning.