

Ent 549243 Bk 946 Pg 829 - 831
Date: 30-Jan-2023 10:31 AM
Fee: \$40.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Cottonwood Title Insurance A
Recorded Electronically by Simplifile

Mail Recorded Deed and Tax Notice To:
DESERT SOL
7585 Union Park Ave. Ste. 200
Midvale, UT 84047



SPECIAL WARRANTY DEED

SANDSTONE COTTAGES LLC, a Utah limited liability company

GRANTOR(S) of Midvale, State of Utah, hereby Conveys and Warrants to

DESERT SOL LLC, a Utah limited liability company

GRANTEE(S) of Midvale, 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 **Grand County**, State of Utah:

See Exhibit A

TAX ID NO.: 02-0022-0049 & 02-0022-0050 (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]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this 27th day of January, 2023.

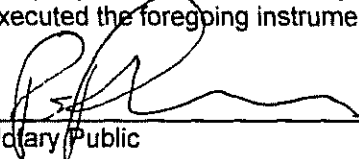
SANDSTONE COTTAGES LLC, a
Utah limited liability company

BY: 
Steve Broadbent, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 27th day of January, 2023, personally appeared before me Steve Broadbent, who acknowledged himself to be the Manager of SANDSTONE COTTAGES LLC, a Utah limited liability company, a Utah limited liability company and they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

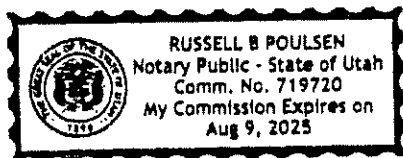


EXHIBIT A

Grand County, Utah:

Parcel 1:

Beginning 381.9 feet South and 247 feet East of the West Quarter Corner Section 22, T26S, R22E, SLM, thence North 51°02' East 693.2 feet; thence South 38°58' East 254.1 feet; thence South 51°02' West 539.8 feet; thence North 38°58' West 116.9 feet; thence South 51°02' West 118.4 feet; thence North 53°23' West 141.5 feet to the point of beginning. (Parcel No. 02-0022-0049)

EXCEPTING THEREFROM all gas and oil rights.

Parcel 2:

Beginning at a point which bears South 556.84 feet and East 482.35 feet from the West 1/4 Corner Section 22, T26S, R22E, SLM, running thence North 53°23' West 31 feet; thence North 51°02' East 627.9 feet; thence South 38°58' East 30 feet; thence South 51°02' West 620.2 feet to the point of beginning. (Parcel No. 02-0022-0049)

EXCEPTING THEREFROM all gas and oil rights.

Parcel 3:

Beginning 466.3 feet South and 360.6 feet East of the West 1/4 corner, Section 22, Township 26 South, Range 22 East, SLM, thence North 51°02' East 118.4 feet; thence South 38°58' East 116.9 feet; thence South 51°02' West 88.1 feet; thence North 53°23' West 120.7 feet to the point of beginning. (Parcel No. 02-0022-0050)

EXCEPTING THEREFROM all gas and oil rights.

Together with, but without warranties either express or implied Water Right No. 05-394.

Subject to easements, restrictions, and rights of way, however evidenced.