

MAIL RECORDED DEED AND TAX NOTICES TO:

Nicholas Stromness
2915 E 4310 S
Salt Lake City, UT 84124
Tax ID No.: 2A-0013-0047 and 2A-0013-0048

WARRANTY DEED

Jeremy Blair and Alicia Blair, husband and wife, as joint tenants, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Nicholas Stromness, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Carbon County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

WITNESS, the hand of said grantor this 26 day of May, 2023.

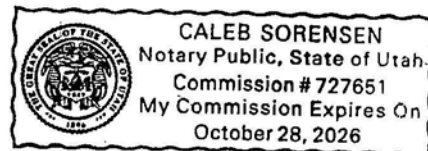
Jeremy Blair
Jeremy Blair

Alicia Blair
Alicia Blair

State of Utah
County of UTAH

The foregoing instrument was acknowledged before me this 26TH day of May, 2023 by Jeremy Blair and Alicia Blair.

Caleb Sorenson
Notary Public
My commission expires: OCT. 28, 2026



File Number: 23934

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at a point 475 feet East of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence East 100 feet; thence South 100 feet; thence West 100 feet; thence North 100 feet to the point of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

Situate in Carbon County, State of Utah.

PARCEL 2:

BEGINNING at a point 475 feet East and 200 feet South of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence East 100 feet; thence South 100 feet; thence West 100 feet; thence North 100 feet to the point of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

Situate in Carbon County, State of Utah.

PARCEL 3:

BEGINNING 50 feet North of Lot 14, THE MOUNTAIN RETREAT, sometimes identified of record as MOUNTAIN RETREAT SUBDIVISION, according to the official plat thereof, recorded in Book 3 of Plats, at Page 104, records of the Carbon County Recorder, and running thence North 100 feet; thence East 50 feet; thence South 100 feet; thence West 50 feet to the place of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

Situate in Carbon County, State of Utah.

PARCEL 4:

BEGINNING at a point 475 feet East and 100 feet South of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence East 100 feet; thence South 100 feet; thence West 100 feet; thence North 100 feet to the point of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

Situate in Carbon County, State of Utah.

PARCEL 5:

BEGINNING 375 feet East and 150 feet south and 50 feet East of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence South 100 feet; thence East 50 feet; thence North 100 feet; thence West 50 feet to the place of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

Situate in Carbon County, State of Utah.

WHEN RECORDED MAIL TO:

Nicholas Stromness
2915 E 4310 S
Salt Lake City, UT 84124

QUIT CLAIM DEED

JEREMY BLAIR and ALICIA BLAIR, of American Fork, State of **Utah**, hereby **QUIT CLAIM(S)** to **NICHOLAS STROMNESS**, Grantee of Salt Lake City, **Utah** for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in **Carbon** County, State of Utah:

PARCEL 1:

BEGINNING 575 feet East and 100 feet South of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence East 25 feet; thence South 100 feet; thence West 25 feet; thence North 100 feet to the place of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # part of 2A-0013-0047)

PARCEL 2:

BEGINNING 575 feet East of the Northwest corner of Lot 4 of Section 3, Township 12 South, Range 7 East, Salt Lake Base and Meridian, and running thence East 25 feet; thence South 100 feet; thence West 25 feet; thence North 100 feet to the place of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said land.

(Tax I.D. # 2A-0013-0048)

Situate in Carbon County, State of Utah.

WITNESS, the hand of said grantor, this 26 day of May, 2023.

Jeremy Blair
JEREMY BLAIR

Alicia Blair
ALICIA BLAIR

State of UTAH)
County of UTAH)ss.

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

On this 26TH day of MAY, 2023, personally appeared before me JEREMY BLAIR and ALICIA BLAIR, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Caleb Sorenson
Notary Public
My Commission Expires: OCT. 28, 2026

