

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
06/24/2020 02:09:26 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Brandon Walker
920 S 1500 W
Veyo, UT 84782



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 210369 - DBL
Tax I.D. No. 8192-D-NW

Space Above This Line for Recorder's Use

WARRANTY DEED

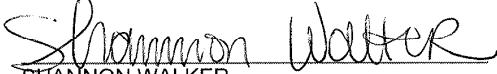
Shannon Walker, grantor(s), of Veyo, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

Brandon Walker and Shannon M. Walker, Husband and Wife as Joint Tenants, grantee(s) of Veyo, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

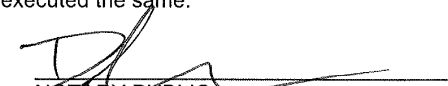
WITNESS the hand(s) of said grantor(s), this 9th day of June, 2020.


SHANNON WALKER

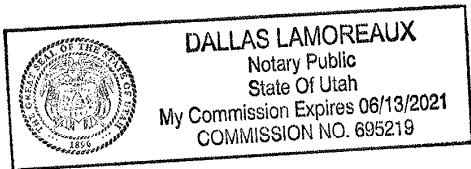
SOUTHERN UTAH TITLE COMPANY
ACCOMMODATION RECORDING ONLY
NOT EXAMINED

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 9th day of June, 2020, personally appeared before me, SHANNON WALKER, the signer of the within instrument who duly acknowledged to me that he/she executed the same.


NOTARY PUBLIC

My Commission Expires: 6/13/2021



Attachment to that certain Warranty Deed executed by Shannon Walker grantor(s), to Brandon Walker and Shannon M. Walker grantee(s).

Order No. 210369
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EXHIBIT "A"

Parcel 1:

Commencing at the North 1/4 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South 00°09'30" West, along the Center Section line, a distance of 2193.72 feet, to the Point of Beginning; Thence North 89°45'34" East, a distance of 1,042.48 feet; Thence South 00°08'32" East, a distance of 661.98 feet; Thence South 89°51'28" West, a distance of 760.28 feet; Thence South 00°08'32" East, a distance of 444.26 feet; Thence South 89°51'28" West, a distance of 287.99 feet; Thence North 00°09'30" East, a distance of 659.41 feet; Thence continuing Northerly along said line, a distance of 445.07 feet to the Point of Beginning.

Parcel 2:

A right of way, as created by Quit-Claim Deed, recorded June 21, 1991, as Entry No. 385883, in Book 607, at Page 68, Official Washington County Records, for ingress and egress, utilities and rights incidental thereto, 20.00 feet in width of which the centerline is described as follows:

Commencing at a point in the center line of a gravel road, said point being North 00°25'30" East, a distance of 486.35 feet along the 1/16 line from the center East 1/16 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; and running thence along the centerline of said gravel road as follows: North 74°14'00" East, a distance of 79.00 feet; thence along the arc of a curve to the left, said curve having a radius of 750.00 feet, arc length of 68.50 feet, and a central angle of 005°14'00"; thence North 69°00'00" East, a distance of 188.94 feet, more or less, to the center line of an existing county road this being the place of ending.

Parcel 3:

A 25.00 foot wide permanent Easement as created by Warranty Deed, recorded May 14, 2020, as Doc. No. 20200023855, Official Washington County Records, for ingress, egress and utilities and all rights incidental thereto, 12.50 feet on each side of the following described centerline:

Commencing at the North 1/4 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South 00°09'30" West, along the Center Section line, a distance of 1979.08 feet; Thence North 89°45'34" East, a distance of 1333.14 feet; Thence South 00°25'25" West, a distance of 170.80 feet, to the Point of Beginning; Thence South 82°11'06" West, a distance of 177.45 feet; Thence South 68°20'44" West, a distance of 122.80 feet, to the Point of Terminus.

Parcel 4:

A 15.00 foot wide permanent Easement as created by Warranty Deed, recorded May 14, 2020, as Doc. No. 20200023856, Official Washington County Records, for the installation and maintenance of a Waterline and all rights incidental thereto, 7.50 feet on each side of the following described centerline:

Commencing at the North ¼ Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South 00°09'30" West, along the Center Section line, a distance of 1979.08 feet; Thence North 89°45'34" East, a distance of 1333.14 feet; Thence South 00°25'25" West, a distance of 528.16 feet, to the Point of Beginning; Thence South 66°21'02" West, a distance of 75.17 feet; Thence South 74°39'03" West, a distance of 225.54 feet, to the Point of Terminus.

SW