

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
08/11/2025 04:23:23 PM Fee \$40.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Lonnies A. Kerns  
1648 W Indiana Ave  
Salt Lake City, UT 84104

File Number: STG-80079-LH/ACCM  
Parcel ID: SG-643-B-1

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## **Warranty Deed**

**Sally L. Kerns,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Lonnies A. Kerns,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

**BEGINNING AT NORTHWEST CORNER OF LOT 5, BLOCK 42, PLAT  
A ST. GEORGE CITY SURVEY AND RUNNING THENCE NORTH 89°56'  
EAST 72.35 FEET ALONG NORTH LINE OF SAID LOT 5; THENCE  
SOUTH 0°00'44" WEST 132.49 FEET ALONG A LINE WHICH IS  
PARALLEL TO AND 60 FEET FROM THE EAST LINE OF THE WEST  
HALF OF SAID LOT 5 TO A POINT ON SOUTH LINE OF SAID LOT 5;  
THENCE SOUTH 89°57'58" WEST 72.37 FEET TO THE SOUTHWEST  
CORNER OF SAID LOT FIVE (5); THENCE NORTH 0°01'12" EAST  
132.45 FEET TO THE POINT OF BEGINNING.**

**APN: SG-643-B-1**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law  
and subject to 2025 taxes and thereafter.

**Courtesy Recording**

This document is being recorded as a courtesy and  
an accommodation to the parties named therein.  
EAGLE GATE TITLE INSURANCE AGENCY, INC.  
hereby expressly disclaims any responsibility for  
liability for the accuracy of the content thereof.

WITNESS, the hand of said grantor, this 11<sup>th</sup> day of August, 2025

Sally L. Kerns

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Sally L. Kerns

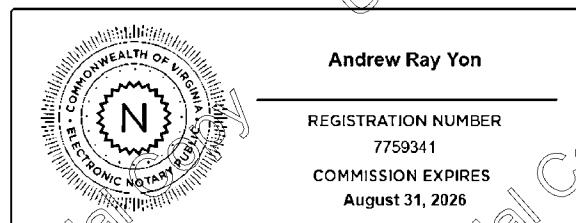
STATE OF Virginia

# COUNTY OF Hanover

On this 11th day of August, 2025, before me Andrew Ray Yon, a notary public, personally appeared Sally L. Kerns, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

# Notary Public



Notarized by USA Notary using online audio / video communication