

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:
Lonnie A. Kerns
1648 W Indiana Ave
Salt Lake City, UT 84104

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

Warranty Deed

Sally L. Kerns,

Grantor, hereby CONVEY(S) IN WARRANTY to

Lonnie 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 11th day of August, 2025

Sally L. Kerns

Sally L. Kerns

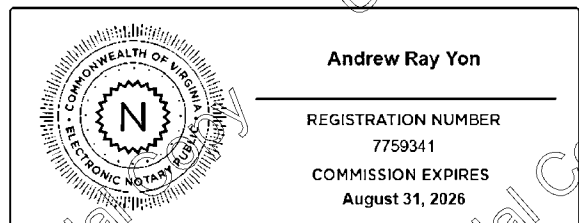
STATE OF Virginia

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

Andrew Ray Yon
Notary Public



Notarized by USA Notary using online audio / video communication