

**ENTRY NO. 00313804**

05/30/2023 01:45:34 PM B: 0629 P: 1352

Warranty Deed PAGE 1 / 3

DEBRA P. ZIRBES, JUAB COUNTY RECORDER

FEE \$ 40.00 BY COLEMAN, MINDY



Recording Requested by:  
First American Title Insurance Company  
215 South State Street, Suite 280  
Salt Lake City, UT 84111  
(801)578-8888

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Mindy Coleman  
P. O. Box 853  
Mona, UT 84645

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## **WARRANTY DEED**

Escrow No. **023-6191777 (LL)**  
A.P.N.: **XA00-1305-112 and XA00-1305-12**

**Mindy Coleman,**

Grantor,

hereby CONVEYS AND WARRANTS to

**Mindy Coleman, a single woman,** Grantee,  
of **Mona, Juab** County, State of **UT**, for the sum of Ten Dollars and other good and valuable  
considerations the following described tract(s) of land in **Juab** County, State of **Utah**:

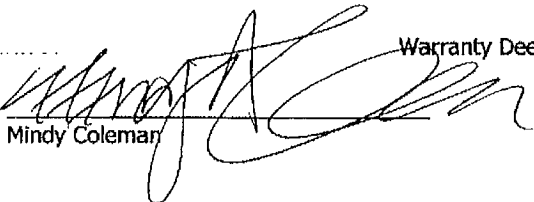
See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 4**, 2023.

Warranty Deed - continued

File No.: 023-6191777 (LL)

  
Mindy ColemanSTATE OF Utah )  
County of Salt Lake )ss.

On 4 May 2023, before me, the undersigned Notary Public, personally appeared **Mindy Coleman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

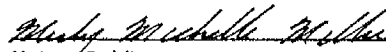
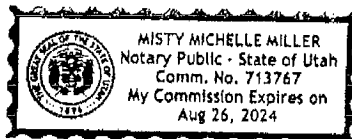
My Commission Expires: 8/26/2024  
Notary Public

EXHIBIT "A"

BEGINNING NORTH 89°07'24" WEST 200 FEET ALONG THE BLOCK LINE FROM THE NORTHEAST CORNER OF BLOCK 3, PLAT "D" OF THE MONA TOWNSITE SURVEY, THENCE SOUTH 00°20'13" WEST 179.95 FEET ALONG A LINE THAT PARALLELS THE EAST BLOCK LINE; THENCE SOUTH 89°52'36" WEST 226.79 FEET TO THE EAST BOUNDARY OF 200 WEST STREET; THENCE NORTH 08°38'09" WEST 141.59 FEET ALONG THE EAST BOUNDARY OF 200 WEST STREET; THENCE CONTINUING NORTHERLY ALONG SAID EAST BOUNDARY 44.49 FEET ALONG A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 302.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 04°26'24" WEST 44.45 FEET TO THE NORTH LINE OF SAID BLOCK 3; THENCE SOUTH 89°07'24" EAST 252.59 FEET ALONG THE NORTH LINE OF SAID BLOCK 3 TO THE POINT OF BEGINNING.

\*\*This legal description and conveyance is intended to combine Tax Parcel No. XA00-1305-112 and XA00-1305-12 into one tax parcel number.\*\*