

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.

Mindy Coleman

STATE 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

Misty Michelle Miller
Notary Public

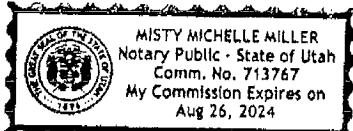


EXHIBIT "A"

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.