

Recording Requested by:
First American Title Insurance Company
635 N Main Street, Suite 681
Richfield, UT 84701
(435)896-4408

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Beau Morris
1725 North State Street
Sigurd, UT 84657

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

WARRANTY DEED

Escrow No. **361-6271838 (sb)**
A.P.N.: **2-S4-32**

Randy Stewart, Grantor, of **Richfield, Sevier** County, State of **UT**, hereby CONVEY AND WARRANT to

Beau Morris and Rebecca O'Banion, ^{joint tenants} Grantee, of **Sigurd, Sevier** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sevier** County, State of **Utah**:

BEGINNING AT A POINT LOCATED WEST 1367.04 FEET AND SOUTH 1857.32 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 118; THENCE SOUTH 0°44'30" EAST ALONG SAID WEST LINE 178.74 FEET TO THE NORTH LINE OF TAX PARCEL 2-S4-7; THENCE NORTH 88°59'31" WEST ALONG SAID NORTH LINE 184.15 FEET; THENCE NORTH 1°00'29" EAST 178.66 FEET; THENCE SOUTH 88°59'31" EAST 178.69 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 29, 2023

eRecording: # 00434545 B: 0819 P: 0875

07/05/2023 02:28 PM Warranty Deed

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Fee: \$40.00 By: FIRST AMERICAN - RICHFIELD

Jason Monroe, Sevier County, Utah Recorder

Randy Stewart
Randy Stewart

STATE OF Utah)
County of Sevier) ss.

On June 29, 2023, before me, the undersigned Notary Public, personally appeared **Randy Stewart**, 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: 1/18/2025

Stacey Jo Busk
Notary Public

