

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  
*joint tenants*  
**Beau Morris and Rebecca O'Banion**, 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**

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Fee: \$40.00 By: FIRST AMERICAN - RICHLFIELD  
Jason Monroe, Sevier County, Utah Recorder

Randy Stewart  
Randy Stewart

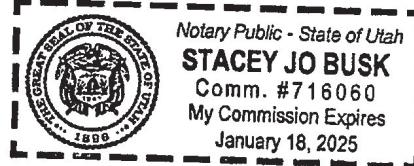
STATE OF Utah )  
County of Sevier )ss.

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



eRecording: # 00434545 B: 0819 P: 0876

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