

ONCE RECORDED RETURN TO:

Professional Title Services
41 S. 100 E., Suite B
Richfield, Utah 84701

Parcel No.: 2-2-4
split 4-303-9

WARRANTY DEED

Cheryl Andersen, **GRANTOR(S)**, hereby **CONVEY(S) AND WARRANT(S)** to Cheryl Andersen, **GRANTEE(S)**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Sevier County, State of Utah described as follows:

SEE ATTACHED EXHIBIT "A"

MAIL TAX NOTICES TO: P.O. Box 474, Stevensville, MT 59870

**ACCOMMODATION
RECORDING ONLY**
**Professional Title Services is not
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content or effect of this
document**

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WITNESS, the hand of said grantor this 10 day of July, 2023.

Cheryl Andersen

Cheryl Andersen

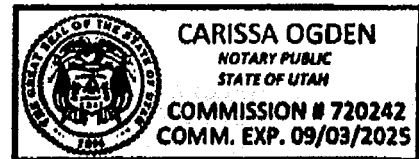
State of Utah
County of Sevier

On this 10 day of July, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Cheryl Andersen, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Carissa Ogden

Notary Public

My commission expires: 09.03.2025



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EXHIBIT "A"

PARCEL 1

BEGINNING AT A POINT THAT LIES ON THE CENTRAL VALLEY TOWN BOUNDARY EAST 564.84 FEET AND SOUTH 1622.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 88°37'14" EAST 676.31 FEET TO A POINT ON THE WEST LINE OF PARCEL 4-303-33; THENCE ALONG SAID WEST LINE OF PARCEL 4-303-33 SOUTH 00°04'58" EAST 336.36 FEET; THENCE NORTH 88°56'55" WEST 669.79 FEET; THENCE NORTH 01°07'50" WEST 168.29 FEET; THENCE NORTH 01°11'55" WEST 172.13 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT THAT LIES ON THE CENTRAL VALLEY TOWN BOUNDARY EAST 564.84 FEET AND SOUTH 1622.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG SAID CENTRAL TOWN BOUNDARY SOUTH 01°11'55" EAST 172.13 FEET; THENCE RUNNING ALONG SAID CENTRAL TOWN BOUNDARY NORTH 88°56'55" WEST 654.90 FEET TO AN EXISTING FENCE LINE; THENCE RUNNING ALONG SAID EXISTING FENCE LINE NORTH 00°37'40" WEST 175.82 FEET; THENCE SOUTH 88°37'14" EAST 653.30 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT THAT LIES ON AN EXISTING FENCE TEE WEST 86.16 FEET AND SOUTH 1798.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG AN EXISTING FENCE LINE NORTH 00°37'40" WEST 16.19 FEET TO A POINT THAT LIES ON THE CENTRAL VALLEY TOWN BOUNDARY; THENCE RUNNING ALONG SAID BOUNDARY LINE SOUTH 88°56'55" EAST 203.73 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE RUNNING ALONG SAID FENCE LINE SOUTH 02°08'09" WEST 18.11 FEET TO AN EXISTING FENCE CORNER; THENCE RUNNING ALONG SAID FENCE LINE NORTH 88°24'20" WEST 202.92 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT THAT LIES ON AN EXISTING FENCE TEE WEST 86.16 FEET AND SOUTH 1798.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG AN EXISTING FENCE LINE SOUTH 88°24'20" EAST 202.92 FEET TO AN EXISTING FENCE CORNER; THENCE RUNNING ALONG SAID FENCE LINE NORTH 02°08'09" EAST 18.11 FEET TO A POINT ON THE CENTRAL VALLEY TOWN BOUNDARY; THENCE ALONG SAID TOWN BOUNDARY LINE SOUTH 88°56'55" EAST 451.17 FEET; THENCE SOUTH 01°07'50" EAST 504.28 FEET; THENCE NORTH 88°53'26" WEST 558.34 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE RUNNING ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES, NORTH 01°11'55" WEST 90.00 FEET; NORTH 89°55'42" WEST 100.06 FEET; NORTH 00°37'40" WEST 399.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Survey B-1900

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