FILE: 16239 MAIL TAX NOTICE TO: Courtney Koerner 13546 S Rose Hill Drive Riverton, UT 84096

Ent 572439 Pg 1 of 2

Date: 08-Dec-2023 04:26:20PM Fee: \$40.00 Filed By: TJD

SHELLEY BRENNAN, Recorder DUCHESNE COUNTY CORPORATION

For: EXPRESS TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Space above this line for recording data. 1

## WARRANT

Wyatt Gines and Kirsten Gines, GRANTOR(S), of 469 Marquesa Circle, St. Johns, FL 32259, hereby CONVEYS AND WARRANTS to: Courtney Koerner, As Sole Owner, GRANTEE(S), of 13546 S Rose Hill Drive, Riverton, UT 84096, for the sum of, Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract(s) of land in Duchesne County(ies), Utah, to wit:

## SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Together with all improvements, appurtenances, and easements thereunto belonging. SUBJECT TO: County and or City taxes not delinquent; Bonds and or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity. EXCEPTING THEREFROM: all oil, gas and/or other minerals in, on or under said land. WITNESS, the hand of said grantors, this day of December, 2023. **Wyatt Gines** STATE OF COUNTY OF On the Aday of December, 2023, personally appeared before me Wyatt Gines and Kirsten Gines, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same. **NOTARY PUBLIC: ERWINIAS. DURAN** MY COMMISSION # HH 347522 EXPIRES: January 12, 2027

Express Title

prepared by: Express Title Insurance Agency, Inc. 435-738-2533

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## EXHIBIT "A"

Lot 8, Riverwood Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office.

Tax ID and APN: RW-0008 | 00-0034-8527

