

**WHEN RECORDED RETURN TO:**

Jerry Higley and Kerri Higley  
1298 Heights Drive  
Santa Clara, UT 84765

**WARRANTY DEED**

Esplin Ranch LC also known as Esplin Ranch LC, a Utah Limited Liability Company, **GRANTOR(S)**,  
hereby CONVEY(S) AND WARRANT(S) to

Jerry Higley and Kerri Higley, husband and wife, as joint tenants, **GRANTEE(S)**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of  
land in Iron County, State of Utah described as follows:

All of Lot 359, GARDEN VALLEY RANCHOS, UNIT 1, a Subdivision according to the Official Plat thereof  
on file in the Office of the Iron County Recorder.

Parcel No. E-1712-0082-0000 Account No. 0218575

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way,  
Covenants, Conditions and Restrictions now of record.

WITNESS, the hand(s) of said grantor(s), this 19 day of April, 2023.

Esplin Ranch LC also known as Esplin Ranch LC, a Utah Limited Liability Company

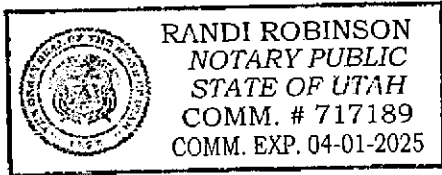
By: [Signature]  
David Knudson, Manager

STATE OF UTAH  
COUNTY OF IRON

On this 19 day of April, 2023, before me Randi Robinson, a notary public, personally  
appeared David Knudson, Manager of Esplin Ranch LC also known as Esplin Ranch LC a Utah Limited  
Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

[Signature]  
Notary Public



File Number: 39069