

WHEN RECORDED RETURN TO:

Amberley Culbertson and James R. Culbertson
5317 North 2700 West
Cedar City, UT 84721

WARRANTY DEED

Bryan K. Fanton and Madison L. Fanton, as joint tenants, **GRANTOR(S)**,

hereby CONVEY(S) AND WARRANT(S) to

Amberley Culbertson and James R. Culbertson III, 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 5, Block 2, MID VALLEY ESTATES, UNIT 2, a Subdivision, according to the Official Plat thereof on file in the Office of the Iron County Recorder.

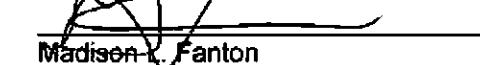
Parcel No. D-0518-0081-0000 Account No. 248093

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 17 day of May, 2023.



Bryan K. Fanton



Madison L. Fanton

STATE OF UTAH
COUNTY OF IRON

On this 17 day of May, 2023, before me Randi Robinson, a notary public, personally appeared Bryan K. Fanton and Madison L. Fanton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

File Number: 39067

