

AFTER RECORDING RETURN TO:

Ann Noel Graham
1590 W Bookview Ln
St George, UT 84770

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

A.P.N.: A-0053-00R1-0000 Acct. No.0492139 File No.: IR3717

Jonathan Kline,

Grantor(s), State of UT,

hereby CONVEY(S) and WARRANT(S) to

Ann Noel Graham

Grantee(s), State of UT,

For the sum of \$10.00 (Ten Dollars), and other good and valuable considerations, the following described tract(s) of land situated in the County of IRON, State of Utah:

See Attached Exhibit "A"

Subject to easements, restrictions and rights-of-way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS the hand of said Grantor(s), this 18 day of August, 2023.

J. Kline

Jonathan Kline

STATE of Utah
)SS.
COUNTY of Iron

On August 18, 2023, before me, the undersigned Notary Public, personally appeared **Jonathan Kline**, 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 within this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument, the person(s), or the entity of which the person(s) acted on behalf of, executed the instrument.

WITNESS my hand and official seal:

Notary Public *Erica Anderson*

My Commission Expires: 8/11/24

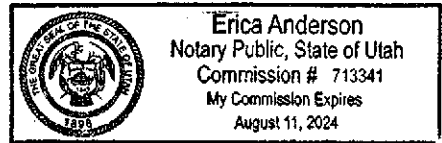


Exhibit "A"

0492139 A-0053-00R1-0000
211 E 200 S, PAROWAN, UT 84761

Beginning at the Southwest corner of Block 4, Plat "A", PAROWAN CITY SURVEY; and running thence North $00^{\circ}30'12''$ West, 115.72 feet along the block line and Easterly Right-of-Way of 200 East Street; thence North $89^{\circ}25'11''$ East, 149.79 feet; thence South $00^{\circ}31'28''$ East, 115.71 feet to a point on the Northerly Right-of-Way line of 200 South Street; thence along the Block line and said Right-of-Way South $89^{\circ}25'00''$ West, 149.83 feet to the point of beginning.