

00811379 B: 1658 P: 1362

B: 1658 P: 1362 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

10/27/2023 02:44:37 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Cedar City Land Co. 1, LLC
155 North 400 West, Suite 580
Salt Lake City, UT 84103



File No.: 170994-CPF

SPECIAL WARRANTY DEED

James N. Dunyon and James B. Jensen, as tenants in common,

GRANTOR(S), of South Weber, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Cedar City Land Co. 1, LLC,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

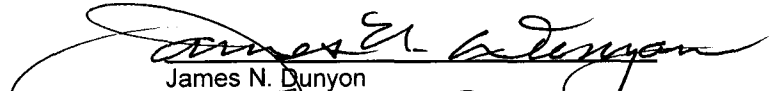
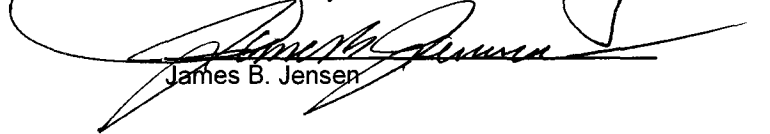
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1152-0000-0000 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

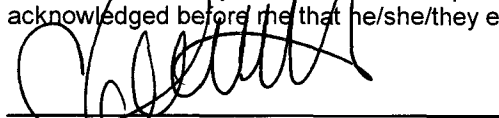
Dated this 26th day of October, 2023.


James N. Dunyon

James B. Jensen

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of October, 2023, before me, personally appeared James N. Dunyon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



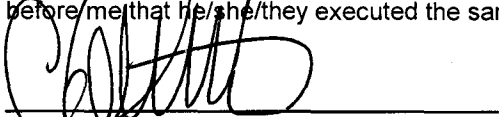
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of October, 2023, before me, personally appeared James B. Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public

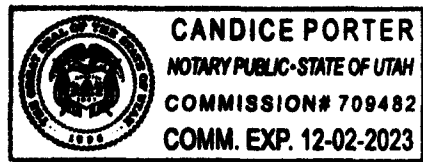


EXHIBIT A
Legal Description

Beginning South 0°07'00" East 35.00 feet North 89°37'00" East 264.15 feet from the Northwest corner of Section 23, Township 36 South, Range 11 West, Salt Lake Base and Meridian, and running thence North 89°37'00" East 189.56 feet, thence Southerly around the arc of a curve to the right with a radius of 44.62 feet, a distance of 35.82 feet, thence South 45°37'00" West 150.00 feet, thence North 44°23'00" West 163.80 feet to the point of beginning.