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B: 1664 P: 1245 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

01/09/2024 11:51:11 AM By: SECURITY ESCROW & TITLE INSURANCE
AGENCY, LLC

Mail Tax Notices To and After Recording Return To:
Monarch Construction Group, LLC, a Utah Limited Liability Company
723 North 880 West
Pleasant Grove, UT 84062

WARRANTY DEED

Christopher M. McGahan and Christopher H. McGahan, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Monarch Construction Group, LLC, a Utah Limited Liability Company, **GRANTEE**, 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 the North One-Half (1/2) of Lot 8, Block G, SKY VIEW SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Iron County Recorder, State of Utah.

TAX ID No.: D-0517-0011-0001; Tax Account No.: 0132222

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2024 and thereafter.

WITNESS, the hand of said grantor this 8th day of January, 2024.

Christopher Michael McGahan

Christopher M. McGahan

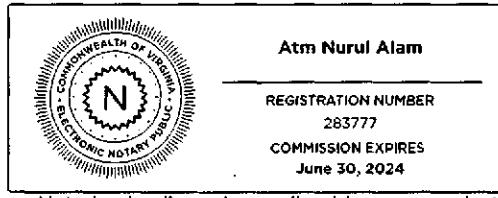
Christopher H. McGahan

STATE OF Virginia }
COUNTY OF Prince William } ss.

On the 8th day of January, 2024 personally appeared before me
Christopher Michael McGahan the signer of the within instrument, who duly
acknowledged to me that he executed the same.


Atm Nurul Alam
Notary Public Electronic Notary Public

File Number: 16362-00001



Notarized online using audio-video communication

Page 1 of 1

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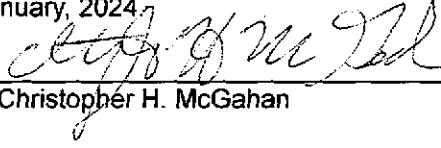
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WITNESS, the hand of said grantor this 8th day of January, 2024.

Christopher M. McGahan



Christopher H. McGahan

STATE OF Utah }
COUNTY OF Iron } ss.
 }

On the 8th day of January, 2024 personally appeared before me Christopher H. McGahan, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

