

00801954 B: 1634 P: 1729

B: 1634 P: 1729 Fee \$40.00

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

02/07/2023 03:47:36 PM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

WHEN RECORDED RETURN TO:

Iron Apex Holdings, LLC a Utah Limited Liability Company
HC 65 Box 340
Kanarrville, UT 84742

WARRANTY DEED

Virginia Lee Walker and Samuel A. Walker, Trustees of the Virginia and Samuel Walker Family Trust, utd July 27, 2004, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Iron Apex Holdings, 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:

Beginning at a point South 00°56'28" West, 961.20 feet from the North Quarter corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 62°22'28" East 381.74 feet; thence South 115.00 feet to a point on the North right-of-way line of an existing County Road; thence North 49°11'38" West along said Right-of-Way line 446.84 feet to the point of beginning.

EXCEPTING THEREFROM any and all water and/or water rights.

TAX ID No.: E-0172-0001-0003; Tax Account No.: 0442779

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 2023 and thereafter.

WITNESS, the hand of said grantor this 31 day of JANUARY, 2023.

The Virginia and Samuel Walker Family Trust, utd
July 27, 2004


Virginia Lee Walker, Trustee


Samuel A. Walker, Trustee

State of California

County of San Diego^{SS.}

On the 31 day of January 2023, personally appeared before me Virginia Lee Walker and Samuel A. Walker as Trustee of the Virginia and Samuel Walker Family Trust under trust instrument dated July 27, 2004, who acknowledged to me that they executed it in such capacity with authority to do so.

Deanna L. Mummert
NOTARY PUBLIC

