When recorded mail deed and tax notice to: Ben Riley 2873 E Elk Horn Lane Sandy, UT 84093



Order No. 38073 - SJ Tax I.D. No. K-57-1, K-54-1, and K-55-3 ENTRY NO 00193992
05/27/2021 04:26:12 PM B: 0559 P: 0875
Warranty Deed PAGE 1 / 2
VERJEAN CARUSO, KANE COUNTY RECORDER
FEE \$ 40.00 BY SOUTHERN UTAH TITLE CO

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Preston Bunting & Sons, Inc., a Utah Corporation, organized and existing under the laws of the State of Utah with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

Ben Riley and Lydia Ojuka, as Joint Tenants With Full Rights of Survivorship, grantee(s) of Sandy, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Kane County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 21 day of May, 2021.

On the _____ day of May, 2021, personally appeared before me, Jace Bunting, who being by me duly sworn, did say that the said Jace Bunting is the Secretary/Treasurer of Preston Bunting & Sons, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Jace Bunting duly acknowledged to me that said corporation executed the same.

SYLVIA JOHNSON
Notary Public
State Of Utah
My Commission Expires 05-16-2024
COMMISSION NO. 711713

My Commission Expires: OS/16/2024

Attachment to that certain Corporate Warranty Deed executed by Preston Bunting & Sons, Inc., a Utah Corporation grantor(s), to Ben Riley and Lydia Ojuka grantee(s).

Order No. 38073 Tax I.D. No. K-57-1, K-54-1, and K-55-3

EXHIBIT "A"

Parcel 1:

BEGINNING at the Northeast Corner of Block 54, Plat "A", of the Official Survey of Kanab Townsite, running thence South 0°13' East 390.0 feet along the East line of Block 54; thence North 31°41'26" West 308.94 feet; thence West 135.0 feet to the West line of Block 54; thence North 0°13' West 126.0 feet along said line to the Northwest Corner of Block 54; thence North 89°47' East 297.98 feet along the North line of Block 54 to the point of beginning

Parcel 2:

BEGINNING at a point 61.0 feet South of the Northwest Corner of Block 55, Plat "A", of the Official Survey of Kanab Townsite, and running thence North 89°47′ East 264.0 feet; thence South 0°13′ East 157.0 feet; thence South 89°47′ West 33.0 feet; thence South 0°13′ East 119.5 feet; thence North 89°47′ East 33.0 feet; thence South 32.0 feet; thence West 71.0 feet; thence South 66°53′11″ West 210.16 feet; thence North 0°13′ West 390.0 feet to the point of beginning.

LESS:

Beginning at a point South 61.0 feet along the lot line from the Northeast Corner of Lot 3, Block 55, Plat "A", of the official Survey of Kanab Townsite, and running thence West 132.0 feet; thence South 30.0 feet; thence East 132.0 feet to the East line of said Lot 3; thence North 30.0 feet along said line to the point of beginning.

Parcel 3:

All of Lot One (1) and a Fraction of Lot Two (2), or otherwise known as the South Half of Block No. 57, Plat "A" of the Official Survey of Kanab Townsite, County of Kane.

Less:

BEGINNING at the Northeast Corner of Lot 1, Block 57, Plat "A", of the Official Survey of Kanab Townsite, and running thence South 00°11'47" East along the East boundary of said Lot 1, 150.00 feet; thence South 89°46'02" West 296.50 feet to the West boundary of said Block 57 and the line between Sections 20 and 21, Township 43 South, Range 6 West, Salt Lake Base and Meridian; thence North 00°00'42" West along the West boundary of said Block 57 and the line between said Sections 20 and 21, 150.00 feet to the East-West centerline of said Block 57; thence North 89°46'02" East along the East-West centerline of said Block 57, 296.02 feet to the point of beginning.

Initials # /___

