

Special Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
05/14/2020 08:06:38 AM Fee \$40.00 By
SHANNON WALKER

WHEN RECORDED RETURN TO:

**Scott G. Walker
1197 Sapphire
St. George, Utah 84770**

SPECIAL WARRANTY DEED

Shannon M. Walker and Brandon Walker, grantor(s), of Veyo, County of Washington, State of Utah, hereby **CONVEY and WARRANT against all claiming by, through or under Grantor(s) to Scott G. Walker and Barbara A. Walker, Husband and Wife as Joint Tenants**, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

See Exhibit "A" attached hereto for the legal description.

Tax Parcel No. 8192-D-NW (portion)

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

WITNESS the hand(s) of said grantor(s), this 12th of May, A. D. 2020.

Shannon M. Walker

Brandon Walker

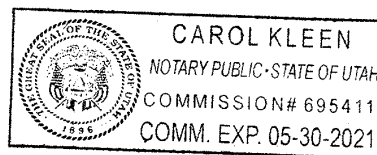
NOTARY

STATE OF Utah)
) ss
County of Washington)

On the 12th day of May, A. D. 2020, personally appeared before me, Shannon M. Walker and Brandon Walker, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

My Commission Expires: 5-30-21
Notary Public residing at: Hurricane



Attachment to Special Warranty Deed executed by Shannon M. Walker and Brandon Walker, grantor(s), to Scott G. Walker and Barbara A. Walker, Husband and Wife as Joint Tenants, Grantee

Exhibit "A" - Legal Description

Commencing at the North 1/4 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South 00°09'30" West, along the Center Section line, a distance of 2,193.12 feet, to the Point of Beginning; Thence North 00°09'30" East, along the Center Section line, a distance of 214.63 feet; Thence North 89°45'34" East, a distance of 1,333.14 feet; Thence South 00°25'26" West, a distance of 1,321.43 feet; Thence South 89°51'28" West, a distance of 1,039.01 feet; Thence North 00°08'32" West, a distance of 444.26 feet; Thence North 89°51'28" East, a distance of 760.28 feet; Thence North 00°08'32" West, a distance of 661.98 feet; Thence South 89°45'34" West, a distance of 1,042.48 feet to the Point of Beginning.

Containing: 21.54 acres, more or less

SUBJECT TO AND TOGETHER WITH THE FOLLOWING:

A right of way, as created by Quit-Claim Deed, recorded June 21, 1991, as Entry No. 385883, in Book 607, at Page 68, Official Washington County Records, for ingress and egress, utilities and rights incidental thereto, 20.00 feet in width of which the centerline is described as follows:

Commencing at a point in the center line of a gravel road, said point being North 00°25'30" East, a distance of 486.35 feet along the 1/16 line from the center East 1/16 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; and running thence along the centerline of said gravel road as follows: North 74°14'00" East, a distance of 79.00 feet; thence along the arc of a curve to the left, said curve having a radius of 750.00 feet, arc length of 68.50 feet, and a central angle of 005°14'00"; thence North 69°00'00" East, a distance of 188.94 feet, more or less, to the center line of an existing county road this being the place of ending.

RESERVING TO THE GRANTOR THE FOLLOWING:

A 25.00 foot wide permanent Easement for ingress, egress and utilities and all rights incidental thereto, 12.50 feet on each side of the following described centerline:

Commencing at the North 1/4 Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South 00°09'30" West, along the Center Section line, a distance of 1979.08 feet; Thence North 89°45'34" East, a distance of 1333.14 feet; Thence South 00°25'25" West, a distance of 170.80 feet, to the Point of Beginning; Thence South 82°11'06" West, a distance of 177.45 feet; Thence South 68°20'44" West, a distance of 122.80 feet, to the Point of Terminus.

continued —

Exhibit "A" - Legal Description, Continued

ALSO RESERVING TO THE GRANTOR THE FOLLOWING:

A 15.00 foot wide permanent Easement for the installation and maintenance of a Waterline and all rights incidental thereto, 7.50 feet on each side of the following described centerline:

Commencing at the North $\frac{1}{4}$ Corner of Section 11, Township 40 South, Range 17 West, Salt Lake Base and Meridian; Thence South $00^{\circ}09'30''$ West, along the Center Section line, a distance of 1979.08 feet; Thence North $89^{\circ}45'34''$ East, a distance of 1333.14 feet; Thence South $00^{\circ}25'25''$ West, a distance of 528.16 feet, to the Point of Beginning; Thence South $66^{\circ}21'02''$ West, a distance of 75.17 feet; Thence South $74^{\circ}39'03''$ West, a distance of 225.54 feet, to the Point of Terminus.

Easement Containing: 300.71 lineal feet and 4,510 S.F. or 0.10 Acres, more or less.

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