

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
11/24/2021 01:03:10 PM Fee \$40.00 By YORK
HOWELL & GUYMON

**Recording Requested by
and Return To:**

Randall Sparks
York Howell & Guymon
10610 South Jordan Gateway, #200
South Jordan, UT 84095

Mail Tax Notices to:

Lance Miller
9796 N 5800 W
Highland, UT 84003

WARRANTY DEED

GRANTOR: Lance B. Miller

CONVEYS AND WARRANTS TO

**GRANTEE: Lance Miller, as Trustee of The Lance B. Miller Legacy Trust, dated June 17,
2021, whose address is:
9796 N. 5800 W., Highland, UT 84003**

as a gift for no consideration the following described tract of land in Washington
County, State of Utah:

Property Description Appears on the Attached Exhibit A

Subject to City and/or County taxes and Assessments not delinquent; Easements, Rights of Way,
Covenants, Conditions and Restrictions, and Encumbrances now of record.

SIGNED by the Grantor(s) on November 23rd, 2021

[Signature]
Lance B. Miller Grantor

STATE OF UTAH)
)ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Lance B. Miller this November 23rd, 2021.

[Signature]
Notary Public

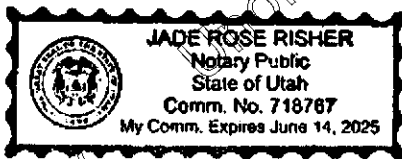


EXHIBIT A

Lot Two (2), WOOLSEY BLAKE SUBDIVISION AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Less and Excepting the following as disclosed by Warranty Deed recorded October 5, 2018 as Entry No. 20180040598, Official Washington County records, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 2, WOOLSEY BLAKE SUBDIVISION - AMENDED, according to the official plat thereof, records of Washington County and running thence N 00°46'13" W 25.25 feet along the East line of said Lot 2 to a point on a 719.50 feet radius non-tangent curve to the right having a radial bearing of N 16°12'40" W; thence southwesterly along said curve through a central angle of 11°41'08", a distance of 146.75 feet to a point on the South line of said Lot 2; thence N 89°33'22" E 144.45 feet along the South line of said Lot 2 to the point of beginning.

Parcel ID: W-WKBS-2-A

Property Address: 965 E. 3650 South, Washington, UT 84780