When recorded mail deed and tax notice to: Brandon Walker 920 S 1500 W Veyo, UT 84782

Tax I.D. No. 8192-L-NW

Space Above This Line for Recorder's Use

WARRANTY DEED

Scott G. Walker and Barbara A. Walker, grantor(s), of St George, County of Washington State of Utah, hereby CONVEY and WARRANT to

Brandon Walker and Shannon M. Walker, Husband and Wife as Joint Tenants, grantee(s) of Veyo, 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 ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

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.



20220034937 07/12/2022 04:03:21 PM Page 2 of 2 Washington County

EXHIBIT "A" - LEGAL DESCRIPTION

Commencing at the North ½ 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 2.638.78 feet, to a point on the Center Section line; Thence North 89°48'18" East, along said Center section line, a distance of 1044.81 feet, to the <u>Point of Beginning</u>. Thence North 00°08'32" West, a distance of 445.88 feet; Thence South 89°45'34" West, a distance of 1,042.48 feet; Thence North 00°09'30" East, a distance of 214.63 feet; Thence North 89°45'34" East, a distance of 1,333.14 feet; Thence South 00°25'25" West, a distance of 660.78 feet; Thence South 89°48'18" West, a distance of 285.27 feet to the <u>Point of Beginning</u>

Containing: 9,51 Acres, more or less.

SUBJECT TO: A 25.00 foot wide permanent Access & Utility Easement, 12.50 feet each side of the following described centerline:

Commencing at the North ½ 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,