

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
David J. Arce and Sandra Y. Arce, Trustees
8726 Granite House Lane
Santee, CA 92071

File Number: STG-97587-LH
Parcel ID: I-SB-36-I-1

Warranty Deed

ROBERT W. MONTGOMERY AND LORI L. MONTGOMERY,

Grantors, hereby CONVEY(S) IN WARRANTY to

David J. Arce and Sandra Y. Arce, Trustees of The David J. Arce & Sandra Y. Arce Joint Living Trust dated January 19, 2007,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

**ST. GEORGE & SANTA CLARA BICS BLOCK 16 (D)
BEGINNING AT A POINT SOUTH 00°41'23" EAST, 932.07
FEET AND SOUTH 89°23'00" WEST, 22.28 FEET AND
SOUTH 89°16'00" WEST 205.34 FEET FROM THE
NORTHEAST CORNER OF SECTIONAL LOT 2, SECTION
6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SAID
SECTIONAL LOT CORNER AS SHOWN ON A PLAT OF
HAFEN & SHERRATT ROAD DEDICATION PLAT TO
TOWN OF IVINS AND RUNNING THENCE SOUTH
89°16'00" WEST 205.34 FEET TO 300 WEST STREET;
THENCE SOUTH 00°41'23" EAST 90.00 FEET ALONG SAID
300 WEST; THENCE NORTH 89°16'00" EAST 205.31 FEET;
THENCE NORTH 00°40'11" WEST 90.00 FEET TO THE
POINT OF BEGINNING.**

APN: I-SB-36-I-1

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

97587

WITNESS, the hand of said grantors, this 21 day of November, 2022

Robert W. Montgomery
Robert W. Montgomery

Lori L. Montgomery
Lori L. Montgomery

STATE OF UTAH
COUNTY OF WASHINGTON

On this 21 day of November, 2022, before me Leslie Hepler,
a notary public, personally appeared Robert W Montgomery and Lori L
Montgomery, proved on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to this instrument, and acknowledged
he/she/they executed the same.

Witness my hand and official seal

Leslie Hepler
Notary Public

