

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder
01/26/2023 01:39:30 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Kelly Graff and Klinton Graff
667 Sweet Spring Drive
Santa Clara, UT 84765



**COTTONWOOD
TITLE**

File No.: 165233-KLP

WARRANTY DEED

Maxine A. Graff, Trustee of the Maxine A. Graff Family Living Trust, dated November 18, 1999 who acquired title to the parcels herein in the following manners,

Maxine A. Graff, Trustee of the Maxine A. Graff Family Living Trust, dated November 18, 1999, as to Parcel 1; Maxine A. Graff, sole Trustee of the Maxine A. Graff Family Living Trust, dated 11/18/99, as to Parcel 2; and Maxine A. Graff, and her successors in trust, Trustee of the Maxine A. Graff Family Living Trust, dated November 18, 1999, as to Parcel 3

GRANTOR(S) of Spanish Fork, State of Utah, hereby Conveys and Warrants to

Kelly Graff and Klinton Graff, Joint Tenants

GRANTEE(S) of Santa Clara, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: SC-207, SC-6-2-8-231 and SC-107-A-1 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

**EXHIBIT A
Legal Description**

PARCEL 1:

The West 1/2 of the Northwest quarter of the Northeast quarter of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Santa Clara Townsite and Field Survey.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded October 16, 2001 as Entry No. 738747 in Book 1430 at Page 2688 in the office of the Washington County Recorder, to-wit:

Beginning at a point which is located South 89°04'55" East along the Section line 34.72 feet from the North quarter corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 50°42'07" East, 108.82 feet; thence South 16°36'47" East, 69.01 feet; thence South 36°10'08" East, 168.15 feet; thence South 59°01'48" East, 125.43 feet; thence South 60°35'59" East, 198.97 feet; thence South 53°56'11" East, 186.26 feet to a point on the Easterly line of the Graff property; thence North 00°16'47" East along said Easterly line 107.41 feet; thence North 60°27'38" West, 167.95 feet; thence North 53°02'08" West, 240.45 feet; thence North 49°10'27" West, 106.74 feet; thence North 25°53'01" West, 150.81 feet to a point on the Section line; thence North 89°04'55" West along the Section line, 150.35 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded October 1, 2003 as Entry No. 843370 in Book 1586 at Page 924 in the office of the Washington County Recorder, to-wit:

A parcel located in the Northeast quarter of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is located North 89°37'33" East along the Section line 185.06 feet from the quarter corner common to Sections 8 and 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 89°37'33" East along the Section line 486.98 feet, to a point on the East line of the West 1/2 of the Northwest quarter of the Northeast quarter, said Section 17; thence South 01°00'46" East 425.05 feet along said line to a point on the North line of the Ivins City parcel; thence along said Ivins City parcel the following four (4) courses: North 61°45'11" West 167.95 feet; thence North 54°19'41" West 240.45 feet; thence North 50°27'59" West 106.74 feet; thence North 27°10'34" West 150.81 feet to the point of beginning.

PARCEL 2:

A parcel located in the Southeast quarter of Section 8, Township 42 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is located North 00°30'15" West along the center Section line 445.95 feet from the quarter common to Sections 8 and 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 00°30'15" West along the center Section line 667.61 feet to a point on the South line of old State Highway 91; thence South 26°34'04" East along said South right of way of Highway 91, 821.94 feet; thence South 63°25'56" West 61.28 feet; thence North 72°48'22" West 321.29 feet to the point of beginning.

PARCEL 3:

All of Lot 18, Block 12, Santa Clara Townsite and Field Survey, according to the official plat thereof as recorded in the office of the Washington County Recorder.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of Santa Clara Drive.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of Vineyard Drive.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of Old Farm Road.