

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):

KIPP ADAMS
2970 S MORGAN VALLEY DR
MORGAN, UTAH 84050

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 308630

WARRANTY DEED

LANCE ANDERSON AND MICHELE ANDERSON, HUSBAND AND WIFE, AS JOINT TENANTS

GRANTOR(S)

OF LEHI, COUNTY OF UTAH, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

KIPP ADAMS

GRANTEE(S)

OF MORGAN, COUNTY OF UTAH, 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 UT:

(T-26-A)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2024 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 3rd day of May, 2024.

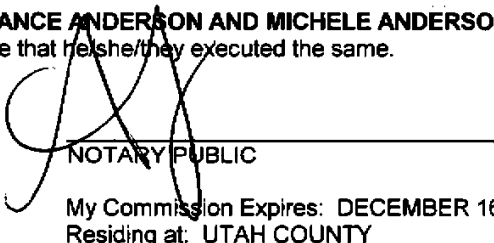

LANCE ANDERSON


MICHELE ANDERSON

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF WASHINGTON)

On May 3, 2024, personally appeared before me **LANCE ANDERSON AND MICHELE ANDERSON**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.


NOTARY PUBLIC
My Commission Expires: DECEMBER 16, 2026
Residing at: UTAH COUNTY



 **INVEST TITLE**
210 N 1200 E #150
LEHI, UT 84043

EXHIBIT "A"

COMMENCING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 6, PLAT "A", TOQUERVILLE TOWNSITE SURVEY; THENCE SOUTH 79°01'55" WEST, ALONG THE NORTH LINE OF SAID LOT 7 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, 103.79 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 11°49'15" EAST, 138.20 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 79°23'14" WEST, ALONG SAID FENCE LINE, 136.39 FEET TO AN EXISTING 2" DIAMETER STEEL FENCE CORNER; THENCE NORTH 11°13'11" WEST, ALONG AN EXISTING FENCE LINE, 137.34 FEET TO AN EXISTING 4" DIAMETER STEEL FENCE POST, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID LOT 7 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 79°01'55" EAST, ALONG THE NORTH LINE OF SAID LOT 7, AND SAID RIGHT-OF-WAY, 134.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.