

Prepared By:  
Truly Title, Inc.  
6965 South Union Park Center, Suite 180  
Cottonwood Heights, UT 84047

When Recorded, Mail Deed and Tax Notice To:  
Benjamin Riley  
2873 E. Elk Horn Lane  
Sandy, UT 84093

Entry # :00204457 B: 0608 P: 0001  
08/15/2023 01:53 PM FEE: \$40.00  
Warranty Deed Page: 1 / 2  
Ver Jean Caruso, KANE COUNTY RECORDER  
BY: TRULY TITLE, INC. - UTAH

## WARRANTY DEED

Benjamin Riley, grantor, hereby CONVEY(S) and WARRANT(S) to

Benjamin Riley and Lydia Ojuka, husband and wife, as joint tenants

,grantee, for the sum of TEN AND NO/100 ----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Kane County, State of Utah, to-wit:

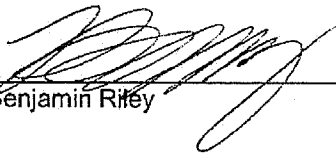
The land hereinafter referred to is situated in the City of Kanab, County of Kane, State of UT, and is described as follows:

BEGINNING AT A POINT 61.0 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 55, PLAT "A", OF THE OFFICIAL SURVEY OF KANAB TOWNSITE, AND RUNNING THENCE NORTH 89°47' EAST 264.0 FEET; THENCE SOUTH 0°13' EAST 157.0 FEET; THENCE SOUTH 89°47' WEST 33.0 FEET; THENCE SOUTH 0°13' EAST 119.5 FEET; THENCE NORTH 89°47' EAST 33.0 FEET; THENCE SOUTH 32.0 FEET; THENCE WEST 71.0 FEET; THENCE SOUTH 66°53'11" WEST 210.16 FEET; THENCE NORTH 0°13' WEST 390.0 FEET TO THE POINT OF BEGINNING.

APN: K-55-3

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 15th day of August, 2023.

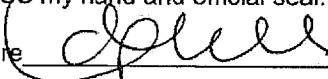
  
\_\_\_\_\_  
Benjamin Riley

State of Utah  
County of Salt Lake

On August 15, 2023, before me, Teresa Troske, Notary Public, personally appeared Benjamin Riley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

