

Recording Requested by:  
First American Title Insurance Company  
635 N. Main Street, Suite 675  
Richfield, UT 84701  
(435)896-4408

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:

Merlene Christiansen  
~~335 E. 230 S.~~ P.O. Box 535, Aurora, UT  
~~Aurora, UT 84620~~ ~~Brem, UT 84058~~ 84630

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

# RESPA

## WARRANTY DEED

*Fatcc*

Escrow No. **361-5934957 (sb)**  
A.P.N.: **4-45-48**

Rachel Durfee, Grantor, of Aurora, Sevier County, State of Utah, hereby CONVEY AND WARRANT to

Merlene Christiansen and Brent Robbin Moody, as joint tenants, Grantee, of Aurora, Sevier County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Sevier County, State of Utah:

**BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 89 WHICH IS SOUTH 81°45' EAST 1474.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 81°45' EAST 343.46 FEET; THENCE SOUTH 62°15' EAST 287.28 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY FENCE LINE OF A COUNTY ROAD; THENCE SOUTHWESTERLY 495 FEET, MORE OR LESS, ALONG SAID FENCE LINE TO A FENCE CORNER WHICH IS SOUTH 621.70 FEET AND EAST 1618.56 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 89°16'30" WEST 697.06 FEET ALONG A FENCE LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 89; THENCE NORTH 53°14'30" EAST 670.68 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this Nov. 5, 2018.

*Rachel Durfee*

**DOC # 00407043**

Warranty Deed B: 0745 P: 1065  
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11/07/2018 01:32:07 PM Fee \$14.00 By FIRST AMERICAN



Rachel Durfee

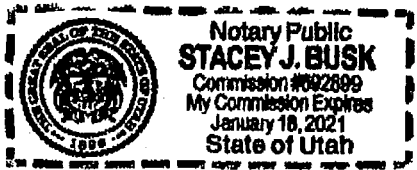
STATE OF Utah )  
County of Sevier )ss.

On Nov. 5, 2018, before me, the undersigned Notary Public, personally appeared **Rachel Durfee**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 1/18/2021

Stacey J. Busk  
Notary Public



**DOC # 00407043**  
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11/07/2018 01:32:07 PM Fee \$14.00 By FIRST AMERICAN