

Recording Requested by:
First American Title Insurance Company
635 N Main Street, Suite 681
Richfield, UT 84701
(435)896-4408

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Nathan Young and Kristine Young
PO Box 334
Monroe, UT 84754

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

WARRANTY DEED

Part of. Escrow No. **361-6181605 (sb)**
A.P.N.: **1-M1-17**, Survey No. **B-1679**

Daniel O. Winget and Marlene Winget, Grantor, of **Monroe, Sevier** County, State of **UT**, hereby CONVEY AND WARRANT to

Nathan Young and Kristine Young, husband and wife as joint tenants, Grantee, of **Monroe, 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**:

LOT 1 OF PARCEL 1-M1-17

BEGINNING AT A POINT ON THE WEST BOUNDARY OF 300 WEST STREET, SAID POINT LIES NORTH 89°42'10" EAST ALONG THE 40 ACRE LINE A DISTANCE OF 445.42 FEET TO THE WEST BOUNDARY OF 300 WEST STREET AND NORTH 00°39'48" EAST ALONG THE WEST BOUNDARY OF 300 WEST STREET A DISTANCE OF 457.54 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 76°38'32" WEST ALONG A FENCE A DISTANCE OF 157.70 FEET TO A FENCE CORNER; THENCE NORTH 89°08'02" WEST A DISTANCE OF 93.62 FEET; THENCE NORTH 00°51'58" EAST ALONG THE EAST BOUNDARY OF LUXURY ESTATES SUBDIVISION A DISTANCE OF 307.39 FEET TO THE SOUTH BOUNDARY OF 380 NORTH STREET; THENCE SOUTH 89°26'16" EAST ALONG THE SOUTH BOUNDARY OF 380 NORTH STREET A DISTANCE OF 245.53 FEET TO THE WEST BOUNDARY OF 300 WEST STREET; THENCE SOUTH 00°39'48" WEST ALONG 300 WEST STREET A DISTANCE OF 269.94 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

eRecording: # 00426239 B: 0797 P: 0691

11/18/2021 09:31 AM Warranty Deed

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Fee: \$40.00 By: FIRST AMERICAN - RICHFIELD

Jason Monroe, Sevier County, Utah Recorder

Witness, the hand(s) of said Grantor(s), this NW: 17, 2021.

[Signature]
Daniel O. Winget

[Signature]
Marlene Winget

STATE OF Utah)
County of Sevier) ss.

On NW. 17, 2021, before me, the undersigned Notary Public, personally appeared **Daniel O. Winget and Marlene Winget**, 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 t he 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: 1/18/2025

[Signature]
Notary Public

