

MAIL TAX NOTICE TO
ALLAN GOESER
147 Otra Dr
Ivins, UT 84738
Order No. 8-006478
Parcel No.: SG-6-2-13-3342

Warranty Deed

MARJORIE HAFEN, Sole Trustee of THE H. VAL AND MARJORIE HAFEN TRUST, under agreement dated September 25, 2003

of St. George, County of Washington, State of UTAH, Grantor, hereby CONVEY and WARRANT to

ALLAN GOESER

of St. George, County of Washington, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

Beginning at a point South 1805 feet from the West Quarter corner of Section 13, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence East 232.5 feet; thence South $12^{\circ}15'$ West 150.70 feet; thence West 200.00 feet; thence North 150.00 feet, more or less, to the place of beginning.

Less and excepting therefrom the following described parcel:

Beginning at the center of an existing roadway, which point is North $0^{\circ}36'20''$ West 406.40 feet and South $77^{\circ}05'20''$ East 125.80 feet from a concrete monument marking the Southwest corner of Section 13, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North $11^{\circ}19'$ East 683.60 feet along the center of said roadway; thence North $89^{\circ}30'40''$ East 345.00 feet; thence North $0^{\circ}29'20''$ West 144.50 feet; thence North $11^{\circ}34'40''$ East 216.30 feet to the South line of the existing county roadway; thence South $60^{\circ}20'$ East 281.20 feet along said roadway to its intersections with the Westerly line of State Highway 18 which point is on the arc of a 5829.58 foot radius curve to the left, (Note: Radius point bears North $73^{\circ}33'20''$ East); thence Southeasterly 329.00 feet along the arc of said curve; thence South $80^{\circ}53'30''$ West 388.30 feet; thence South $9^{\circ}09'40''$ East 581.60 feet; thence South $89^{\circ}34'$ West 56.40 feet; thence South $0^{\circ}26'$ East 52.60 feet; thence North $78^{\circ}42'20''$ West 287.50 feet; thence North $77^{\circ}05'20''$ West 245.10 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

Corrected Warranty Page 1 of 2
Gary Christensen Washington County Recorder
04/12/2024 04:10:59 PM Fee \$40.00 By BACKMAN
STG

MAIL TAX NOTICE TO
ALLAN GOESER
147 Otra Dr
Ivins, UT 84738

Warranty Deed (Corrective)

Order No. 8-006478
Parcel No.: SG-6-2-13-3342

MARJORIE L. HAFEN, Sole Trustee of THE H. VAL AND MARJORIE HAFEN FAMILY TRUST, under agreement dated September 25, 2003, who appear and acquired interest incorrectly as, MARJORIE HAFEN, Trustee of THE H. VAL AND MARJORIE HAFEN TRUST, under agreement dated September 25, 2003,

of St. George, County of Washington, State of UTAH, Grantor, hereby CONVEY and WARRANT to

ALLAN GOESER

of St. George, County of Washington, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

Beginning at a point South 1805 feet from the West Quarter corner of Section 13, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence East 232.5 feet; thence South 12°15' West 150.70 feet; thence West 200.00 feet; thence North 150.00 feet, more or less, to the place of beginning.

Less and excepting therefrom the following described parcel:

Beginning at the center of an existing roadway, which point is North 0°36'20" West 406.40 feet and South 77°05'20" East 125.80 feet from a concrete monument marking the Southwest corner of Section 13, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 11°19' East 683.60 feet along the center of said roadway; thence North 89°30'40" East 345.00 feet; thence North 0°29'20" West 144.50 feet; thence North 11°34'40" East 216.30 feet to the South line of the existing county roadway; thence South 60°20' East 281.20 feet along said roadway to its intersections with the Westerly line of State Highway 18 which point is on the arc of a 5829.58 foot radius curve to the left, (Note: Radius point bears North 73°33'20" East); thence Southeasterly 329.00 feet along the arc of said curve; thence South 80°53'30" West 388.30 feet; thence South 9°09'40" East 581.60 feet; thence South 89°34' West 56.40 feet; thence South 0°26' East 52.60 feet; thence North 78°42'20" West 287.50 feet; thence North 77°05'20" West 245.10 feet to the point of beginning.

Parcel No.: SG-6-2-13-3342

This Deed is given to correct and perfect that certain Warranty Deed, dated October 20, 2024 and recorded October 23, 2023 as Document ID Number 20230031728. Said Deed contained scrivener's errors.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

