

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
02/10/2020 03:20:54 PM Fee \$40.00 By
INVEST TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
HEIDI A. STEELE
5376 W 3160 S
HURRICANE, UT 84737

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 265467

WARRANTY DEED

KAJ F. NIELSEN AND SHIRLEY J. NIELSEN, AS CO-TRUSTEES, OR THEIR SUCCESSOR(S), AS TRUSTEE(S) OF THE K. AND S. NIELSEN TRUST UNDER TRUST DECLARATION DECEMBER 8, 1997

GRANTOR(S)

OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UT
HEREBY CONVEY AND WARRANT TO

LESLIE L. GERONDALE, AS TO AN UNDIVIDED 50% INTEREST and HEIDI A. STEELE, AS TO AN UNDIVIDED 50% INTEREST

GRANTEE(S)

OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF:

(H-3403-A)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2020 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10TH DAY OF FEBRUARY, 2020.

THE K. AND S. NIELSEN TRUST UNDER TRUST
DECLARATION DECEMBER 8, 1997

By: KAJ F. NIELSEN, TRUSTEE

THE K. AND S. NIELSEN TRUST UNDER TRUST
DECLARATION DECEMBER 8, 1997

By: SHIRLEY J. NIELSEN, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WASHINGTON)

On this 10th day of February, 2020, personally appeared before me KAJ F. NIELSEN and SHIRLEY J. NIELSEN whose identities are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that they are the Trustees of THE K. AND S. NIELSEN TRUST UNDER TRUST DECLARATION DECEMBER 8, 1997, and that said document was signed by them in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said KAJ F. NIELSEN and SHIRLEY J. NIELSEN, acknowledged to me that said Trust executed the same.

NOTARY PUBLIC

My Commission Expires: 13 - 23
Residing at: St George

 **INVEST TITLE**
444 EAST TABERNAACLE, #B202
ST. GEORGE, UT 84770


 **ROB GRIM**
Notary Public
State Of Utah
My Commission Expires 01-13-2023
COMMISSION NO. 703544

EXHIBIT "A"

ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR EGRESS, INGRESS, AND UTILITY PURPOSE OVER AND ACROSS THE EASTERLY 25.0 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE EASTERLY 25.0 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33.

ALSO SUBJECT TO AND TOGETHER WITH A 50.00 FOOT NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, THE CENTERLINE OF WHICH IS THE CENTERLINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.