

E 143163 B 339 P 1333
Date 07-Nov-2017 03:05PM
Fee: \$14.00 ACH
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: DURHAM JONES & PINEGAR - OGDEN
Recorded Electronically by Simplifile

Mail tax notice to: Grantees
Address: 6466 N. Highland Dr., Mountain Green, Utah 84050

WARRANTY DEED

(Special)

JOSEPH ROUSSEAU and SIMONE ROUSSEAU, Grantors, of Morgan County, State of Utah, hereby CONVEY AND WARRANT against all claiming by, through or under Grantors, undivided interests in the following described real property as follows: an undivided one-half (1/2) interest therein to JOSEPH F. ROUSSEAU or His Successor(s) in their capacity as Trustees in Trust of the Joseph F. Rousseau Living Trust dated July 19, 2017, and the remaining undivided one-half (1/2) interest therein to SIMONE ROUSSEAU or Her Successor(s) in their capacity as Trustees in Trust of the Simone Rousseau Living Trust dated July 19, 2017, Grantees, of Morgan County, State of Utah, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, said tract of land being located in Morgan County, State of Utah, to-wit:

A part of the East half of the Northeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 25; running thence South 36 rods; thence East 33 rods; thence North 49 rods, thence West 33 rods; thence South 13 rods to beginning. Subject to existing rights of way.
[Parcel 03-005-038-01]

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all valid, existing and recorded encumbrances, restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants and obligations of whatever nature, if any, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. This deed is subject to all taxes, assessments, charges, burdens, liens,

appurtenances and all other exceptions to title of record as of the date hereof.

WITNESS, the hands of said grantors this 7 day of NOVEMBER,
A.D. 2017.



JOSEPH ROUSSEAU, GRANTOR



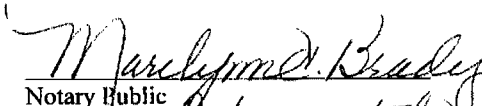
SIMONE ROUSSEAU, GRANTOR

STATE OF UTAH)
 : ss.
County of Weber)

On this 7th day of November, 2017, before me, a notary public in
and for the State of Utah, personally appeared **Joseph Rousseau and Simone Rousseau**, known
to me to be the persons whose names are subscribed to the within instrument, and acknowledged
to me that they executed the same.



My Commission Expires: 03/13/2019



Notary Public
Residing At: Cedar, Utah