

DOC # 20230028725

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
09/22/2023 04:07:52 PM Fee \$ 40.00  
By GALLIAN WELKER & BECKSTROM LC



Recording Requested by:  
and When Recorded Mail Deed to:  
GALLIAN WELKER & ASSOCIATES, L.C.  
965 E. 700 S., #305  
St. George, UT 847901

Mail Tax Statement to:  
Trent S. Aiken  
1618 Spencer Ave.  
New Bern, NC 28560

**WARRANTY DEED**

Parcel No.: DVR-25

BEVERLY ELIZABETH AIKEN and TRENT S. AIKEN, Co-Trustees  
of the AIKEN FAMILY TRUST, dated October 19, 2006,  
of Dammeron Valley, County of Washington, State of Utah,  
CONVEY and WARRANT to the AIKEN FAMILY TRUST, dated October 19, 2006,  
as Amended, TRENT S. AIKEN, Trustee  
of 1618 Spencer Ave., New Bern, NC 28560  
for the sum of TEN (\$10.00) ----- DOLLARS,  
and other good and valuable consideration  
the following described tract of land in Washington County, State of Utah:

Grantor  
  
hereby  
Grantee

All of Lot Twenty-Five (25), DAMMERON VALLEY RANCHES, according to the  
Official Plat thereof, on file in the Office of the Recorder of Washington County, State of  
Utah.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights-of-way, restrictions, and reservations of record and those  
enforceable in law and equity.

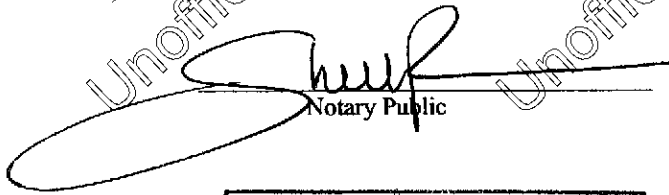
WITNESS, the hand of said grantor, this 8 day of Sept, 2023.

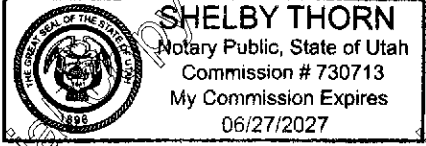
AIKEN FAMILY TRUST,  
dated 10/19/2006  
*Beverly Aiken*  
Beverly Elizabeth Aiken, Co-Trustee

*Trent S. Aiken*  
Trent S. Aiken, Co-Trustee

STATE OF UTAH )  
 )  
 ) ss.  
 )  
COUNTY OF WASHINGTON )

On the 8th day of September, 2023, personally appeared before me Beverly Elizabeth Aiken, the signer of the within instrument, who duly acknowledged to me that she executed the same as a Co-Trustee of the Aiken Family Trust, dated October 19, 2006, as Amended.

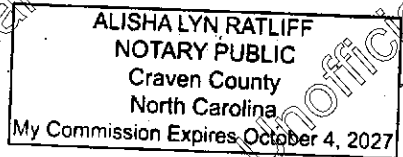
  
Notary Public



STATE OF NC )  
 )  
 ) ss.  
 )  
COUNTY OF Craven )

On the 19th day of September, 2023, personally appeared before me Trent S. Aiken, the signer of the within instrument, who duly acknowledged to me that he executed the same as a Co-Trustee of the Aiken Family Trust, dated October 19, 2006, as Amended.

  
Notary Public





Recording Requested by:  
and When Recorded Mail Debit to:

GALLIAN WELKER & ASSOCIATES, L.C.  
965 E. 700 S., #305  
St. George, UT 84790

SCRIVENER'S AFFIDAVIT

Parcel No.: DVR-25

MICHAEL R. BRANUM, being first duly sworn, declares as follows:

That the Warranty Deed, recorded on September 22, 2023, as Document No. 20230028725 contained an error in the legal description, in that the word "Amended" was inadvertently left off. The correct legal description for said property located in Washington County, State of Utah is as follows:

All of Lot Twenty-five (25), DAMMERON VALLEY GRANCHES, AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights-of-way, restrictions, and reservations of record and those enforceable in law and equity.

DATED this 27<sup>th</sup> day of September, 2023.

Michael R. Branum

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On the 27<sup>th</sup> day of September, 2023, personally appeared before me Michael R. Branum, the signer of the foregoing document, who acknowledged to me that he executed the same.

Notary Public

