

REQUEST: SOUTHERN UTAH TITLE
BOOK 237 PAGE 793, 794
FEE 8⁰⁰ ABS ✓

WARRANTY DEED

78 JUN 14 P405

DOCUMENT 195403

LULA B. SULLIVAN FAMILY PARTNERSHIP BY Washington County Recorder
H. LANE JAIL

Partnership comprised of Lula B. Sullivan, a widow; L. Merlin Sullivan and Tana S. Sullivan, his wife; Ned Sullivan and Geraldine Sullivan, his wife; and Stan Sorenson and Karma Sorenson, his wife (being all the Partners of said Partnership), as GRANTORS, of St. George, Washington County, State of Utah hereby convey and warrant to STRATTON BROTHERS, a Utah General Partnership comprised of Winston G. Stratton and Dorothy C. Stratton, his wife; Neil J. Stratton and Laurel H. Stratton, his wife; and Glenn E. Stratton and Karen B. Stratton, his wife (being all the Partners of said Partnership), as GRANTEES, of Hurricane, Washington County, State of Utah, for the sum of \$10.00 and other valuable consideration, the following described tracts of land in Washington County, State of Utah:

DESCRIPTION
CHECKED

PARCEL 1: All of the Southeast Quarter of Section 36, Township 41 South, Range 14 West, SLB&M which lies North of State Route 9 (previously S.R. 15). Together with all portions of the SE1/4SW1/4; NE1/4SW1/4; SE1/4NW1/4; SW1/4NE1/4; SE1/4NE1/4 of said Section 36, Township 41 South, Range 14 West, SLB&M which lie South and East of the Rio Virgin River, as the same now exists (containing 296.2 acres, more or less).

Also all of the SW1/4 of Section 31, Township 41 South, Range 13 West, SLB&M EXCEPTING lands included in State Route 9 (previously S.R. 15) (containing a net acreage of 193.6 acres, more or less).

Containing in Parcel 1, 489.8 acres, more or less.

PARCEL 2. BEGINNING at the North Quarter Corner of Section 1, Township 42 South, Range 14 West, SLB&M; thence South 0°16'59" East 667.85 feet, more or less, along the Quarter Section line to the North edge of the Highway Right of way; thence along said Right of way North 73°29'31" East 2332.34 feet, more or less, to the South boundary of Section 36; thence North 89°51'11" West 2239.50 feet, more or less, along said South boundary to the point of beginning.

Containing in Parcel 2, 17.2 acres, more or less.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, including but not limited to water rights, thereunto belonging, or in any way appertaining or used in conjunction therewith.

TOGETHER WITH all minerals and mineral rights, now owned by Grantors or to which Grantors or any of them are or may become entitled because of such ownership, not expressly reserved.

RESERVING TO Grantors one-half (1/2) of all oil, gas and coal now owned by Grantors, together with the right of ingress and egress for exploration for and removal of the same.

SUBJECT to Easements, Rights of way and Restrictions of record and those enforceable in law and equity.

WITNESS the hands of said Grantors this 5th day of April, 1978.

LULA B. SULLIVAN FAMILY PARTNERSHIP

195403

L. Merlin Sullivan
L. Merlin Sullivan

Tana S. Sullivan
Tana S. Sullivan

Ned Sullivan
Ned Sullivan

Geraldine Sullivan
Geraldine Sullivan

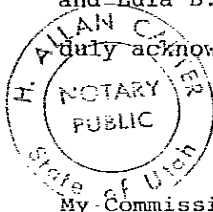
Stan Sorenson
Stan Sorenson

Karma Sorenson
Karma Sorenson

Lula B. Sullivan
Lula B. Sullivan (a widow)

STATE OF UTAH)
) ss.
COUNTY OF Washington)

On the 5th day of April, A.D. 1978 personally appeared before me L. Merlin Sullivan, Tana S. Sullivan, Ned Sullivan, Geraldine Sullivan, Stan Sorenson, Karma Sorenson, and Lula B. Sullivan, the signers of the within instrument, who duly acknowledged to me that they executed the same.



My Commission Expires:

July 20, 1978

[Signature]
NOTARY PUBLIC
Residing in: St. George, UT 84770

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