

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
06/19/2019 12:19:27 PM Fee \$40.00 By BARNEY
MCKENNA & OLMSTEAD, P.C.

WHEN RECORDED, MAIL TO:

Joseph T. Prete, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 2710
St. George, Utah 84771-2710

GRANTEE'S ADDRESS IS:

Larae Ellsworth Stout Revocable Trust
2350 S. 1500 W.
Hurricane, UT 84737

Parcel No: H-3350-B-1

WARRANTY DEED

Adam Bennett Stout and LaRae E. Stout, husband and wife, as joint tenants, Grantor, for Ten Dollars and other good and valuable consideration, hereby warrant and convey to **“LaRae Ellsworth Stout, trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019”**, as may be subsequently amended, Grantee, the following described tract of land in Washington County, State of Utah:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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

WITNESS the hand of Grantors, this 13th day of June, 2019.

Adam Bennett Stout
ADAM BENNETT STOUT

Larae E. Stout
LARA E. STOUT

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 13th day of June, 2019, before me personally appeared ADAM BENNETT STOUT and LARA E. STOUT personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document and each acknowledged before me that he/she signed it voluntarily for its stated purpose.



Tere Shake
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

S:16 T:42S R:13W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W ALONG THE NORTH-SOUTH CENTER SECTION LINE, 650.68 FEET; THENCE N90°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE WEST LINE OF 1500 WEST STREET (A PUBLIC STREET); THENCE DEPARTING SAID LINE AND RUNNING N89°49'28"W 709.49 FEET; THENCE N00°16'11"E, 44.84 FEET; THENCE N89°48'58"W, 582.97 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°13'49"E, ALONG THE 1/16TH LINE, 261.98 FEET; THENCE S89°49'04"E, 1,017.63 FEET (RECORD=1017.42'); THENCE N00°16'11"E, 113.89 FEET; THENCE S89°49'04"E, 275.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 1500 WEST STREET; THENCE S00°16'11", ALONG SAID LINE, 420.64 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ADJACENT TO 1500 WEST STREET.

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS #2019002584 & #20190002585.