Warranty Deed Page 1 of 2 Russell Shirts Washington County Recorder 02/12/2020 09 31:03 AM Fee \$40.00 By INWEST THE SERVICES - ST. GEORGE

GRANTOR(S)

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

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 265700

## WARRANTY DEED

D. TERRY ANDERTON AND VIRGINIA ANDERTON, TRUSTEE(S) OF THE DITERRY AND VIRGINIA ANDERTON TRUST, DATED THE 20TH DAY OF AUGUST, 2014

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UT HEREBY CONVEY AND WARRANT TO

QUALITY AUTO SALES, LLC, A ALASKA LIMITED LIABILITY COMPANY, 401(K) PROFIT SHARING PLAN FBO HEIDI A. STEELE, AS TO AN UNDIVIDED 50% INTEREST and LESLIE L. GERONDALE, AS TO AN UNDIVIDED 50% INTEREST

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-H and H-3403-E-1)

See Atlached 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 4TH DAY OF FEBRUARY, 2020.

THE D. TERRY AND VIRGINIA ANDERTON TRUST, DATED THE 20TH DAY OF AUGUST, 2014

THE D. TERRY AND VIRGINIA ANDERTON TRUST, DATED THE 20TH DAY OF AUGUST, 2014

nea

ACKNOWLEDGMENT

STATE OF HAWAII

MACWATH COUNTY OF

On this 4th day of Fabruary, 2020, personally appeared before me D. TERRY ANDERTON and VIRGINIA
ANDERTON whose identities are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly swom/affirmed, did say that they are the Trustees of THE D. TERRY AND VIRGINIA ANDERTON TRUST, DATED

THE 20TH DAY OF AUGUST, 2014, 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 D. TERRY ANDERTON and VIRGINIA ANDERTON, acknowledged to me that said Trust executed the same.

HAWAII, 300 JUDICIAL

COMMISSION EX: 04/01/202

My Commission Expires: Residing at:

INWEST TITLE

Doc Date:

Notary Name: MELANIE HAPUM 3º Circuit

Doc. Description: AVARERANT

20200007307 02/12/2020 09:31:03 AM Page 2 of 2 Washington County **EXHIBIT "A"** PARCEL 1: (H-3403-H) THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. TOGETHER WITH AND SUBJECT TO A 50.0 FOOT NON-EXCLUSIVE RIGHT OF WAY EASEMENT FOR EGRESS. INGRESS AND UTILITY PURPOSES OVER AND ACROSS THE EASTERLY 25.0 FEET OF THE WEST HALF NORTHWEST QUARTER SOUTHEAST QUARTER AND THE WESTERLY 25.0 FEET OF THE EAST HALF NORTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 33. TOGETHER WITH A 25.0 FOOT RIGHT OF WAY EASEMENT FOR THE SAME PURPOSES OVER AND ACROSS THE EASTERLY 25.0 FEET OF THE SOUTH HALF SOUTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION 33. WHICH SAID EASEMENT WAS PREVIOUSLY RESERVED. TOGETHER WITH A 25.0 FOOT RIGHT OF WAY EASEMENT FOR THE SAME PURPOSES OVER AND ACROSS THE NORTHERLY 25.0 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33. SITUATE IN WASHINGTON COUNTY, STATE OF UTAH. PARCEL 2: (H-3403-E-1) THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.