

File No. 105234



Mail Tax Notices to:  
6352 Lone Rock Rd.  
Highland, UT 84003



Counterpart 1 of 2

**WARRANTY DEED**

GERALD E. PHELPS and MILDRED BRAGG PHELPS, as Trustees of THE PHELPS FAMILY TRUST, dated July 19, 2012, and JUNE R. MASON and MARCHELL BAKER, as Trustees of the W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998

grantors of the State of Utah, do hereby CONVEY and WARRANT to

JARED LANCASTER and BONNIE LANCASTER, husband and wife as joint tenants

grantees for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Rich County, State of Utah.

Lot 31, SWEETWATER PARK SUBDIVISION NO. 6, as shown by the official plat thereof filed October 5, 1972 as Filing No. F12,914, in Book H2, Page 446 in the office of the Recorder of Rich County, Utah.

Tax Roll No. 36-05-060-0031

WITNESS, the hand of said grantors, this February 10, 2022

THE PHELPS FAMILY TRUST, dated July 19, 2012

By: *Gerald E. Phelps*  
GERALD E. PHELPS, Trustee

By: *Mildred Bragg Phelps*  
MILDRED BRAGG PHELPS, Trustee

W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998

By: \_\_\_\_\_  
JUNE R. MASON, Trustee

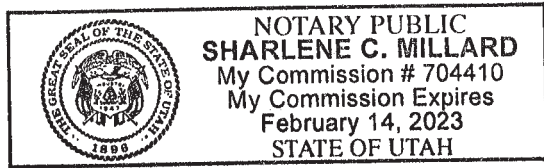
By: \_\_\_\_\_  
MARCHELL BAKER, Trustee

TRUSTEE ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
County of Rich )

On the 11<sup>th</sup> day of February, 2022 personally appeared before me GERALD E. PHELPS and MILDRED BRAGG PHELPS known to me to be the Trustees of THE PHELPS FAMILY TRUST, dated July 19, 2012, and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the same in said Trust name, and that said Trust executed the same.

*Sharlene C Millard*  
Notary Public



TRUSTEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

On the \_\_\_\_\_ day of February, 2022 personally appeared before me JUNE R. MASON and MARCHELL BAKER known to me to be the Trustees of W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998 and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the same in said Trust name, and that said Trust executed the same.

\_\_\_\_\_  
Notary Public

File No. 105234



Mail Tax Notices to:  
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Highland, UT 84003

Counterpart 2 of 2

**WARRANTY DEED**

GERALD E. PHELPS and MILDRED BRAGG PHELPS, as Trustees of THE PHELPS FAMILY TRUST, dated July 19, 2012, and JUNE R. MASON and MARCHELL BAKER, as Trustees of the W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998

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Tax Roll No. 36-05-060-0031

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THE PHELPS FAMILY TRUST, dated July 19, 2012

By: \_\_\_\_\_  
GERALD E. PHELPS, Trustee

By: \_\_\_\_\_  
MILDRED BRAGG PHELPS, Trustee

W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998

By: June R. Mason  
JUNE R. MASON, Trustee

By: Marchell Baker  
MARCHELL BAKER, Trustee

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TRUSTEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
  ) SS  
County of \_\_\_\_\_ )

On the \_\_\_\_ day of February, 2022 personally appeared before me GERALD E. PHELPS and MILDRED BRAGG PHELPS known to me to be the Trustees of THE PHELPS FAMILY TRUST, dated July 19, 2012, and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the same in said Trust name, and that said Trust executed the same.

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Notary Public

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TRUSTEE ACKNOWLEDGMENT

STATE OF Utah )  
  ) SS  
County of Cache )

On the 10 day of February, 2022 personally appeared before me JUNE R. MASON and MARCHELL BAKER known to me to be the Trustees of W. BOYD AND JUNE R. MASON FAMILY TRUST, dated December 14, 1998 and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the same in said Trust name, and that said Trust executed the same.

  
\_\_\_\_\_  
Notary Public

