

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
12/03/2020 03:08:15 PM Fee \$40.00 By INFINITY  
TITLE INSURANCE AGENCY LLC

Recording requested by:  
Infinity Title Insurance Agency LLC

After Recording Return To:  
MATTHEW E. HOLSWORTH and HEATHER E. HOLSWORTH  
851 S Five Sisters Dr  
St George, UT 84790

File Number: 2020-4233  
Parcel ID: SG-FORR-69-A

## **Warranty Deed**

Know All Men By These Presents that

**CURTIS BENWARE and ETHEL BENWARE, Trustees of THE CURTIS AND ETHEL BENWARE FAMILY TRUST dated May 5, 2010**

(henceforth referred to as "Grantor") of 266 North Main Street, Gunlock, UT 84733, for consideration paid, hereby CONVEY(s) and WARRANTS to:

**MATTHEW E. HOLSWORTH and HEATHER E. HOLSWORTH, JOINT TENANTS**

(henceforth referred to as "Grantee") of 851 S Five Sisters Dr, St George, UT 84790, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**Parcel 1:**

**Lot Sixty-Nine (69), FOREMASTER RIDGE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

**Parcel 2:**

**Beginning at the Southeast Corner of Lot 69 of Foremaster Ridge Subdivision Phase 1, according to the Official Plat thereof, records of Washington County and running thence North 16°38'17" West 103.75 feet along the Easterly boundary of said Lot 69; thence North 26°20'04" West 29.63 feet along said Easterly boundary to the most Northerly corner of said Lot 69; thence North 63°37'25" East 50.00 feet; thence South**

**26°20'04" East 33.90 feet thence South 16°38'17" East 114.37 feet; thence South 80°37'25" West 50.40 feet to the Point of Beginning.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

In Witness Whereof, the said Grantor, hereunto set by hands and seals this 2nd day of December, 2020.

THE CURTIS AND ETHEL BENWARE FAMILY TRUST dated May 5, 2010

By: Curtis Benware  
CURTIS BENWARE, Trustee

By: Ethel Benware  
ETHEL BENWARE, Trustee

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 2 day of December, 2020, before me Marcy Robertson, a notary public, personally appeared CURTIS BENWARE and ETHEL BENWARE, Trustees of THE CURTIS AND ETHEL BENWARE FAMILY TRUST dated May 5, 2010, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Marcy Robertson  
Notary Public

