

3  
DOC # 20220004037

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
01/20/2022 11:11:16 AM Fee \$ 40.00  
By CHESHIRE LYNDEN



WHEN RECORDED MAIL TO:  
Lynden and Kathleen Cheshire  
262 W. 3375 N.  
Lehi, UT 84043

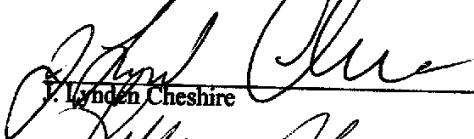

WARRANTY DEED

J. Lynden Cheshire and Kathleen S. Cheshire, Grantors of Utah County, Utah hereby convey, warrant and deed to Kathleen S. Cheshire, aka Kathleen S. Copple, or her successor(s), as trustee(s) of The Kathleen S. Copple Family Trust dated December 5, 2014, Grantee of Utah County, Utah for the consideration of Ten and no/100 DOLLARS and other good and valuable consideration, the following described tract of land located in Washington County, State of Washington:

See Exhibits A and B attached hereto.

Serial No. H-L-10-2


WITNESS the hand of said grantors this 30 day of December, 2021.

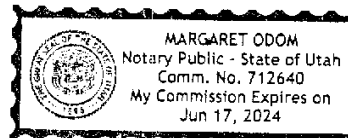
  
J. Lynden Cheshire  
  
Kathleen S. Cheshire

STATE OF Utah  
County of Salt Lake

} ss.

On the 30 day of December, 2021, personally appeared before me J. Lynden Cheshire and Kathleen S. Cheshire the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

  
NOTARY PUBLIC  
Residing in Lehi, Utah





43 South 100 East, Suite 100 T 435.628.6500  
St George, Utah 84770 F 435.628.6553

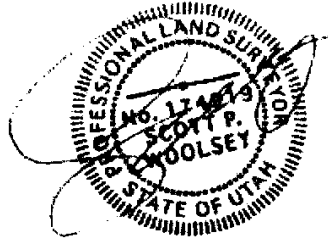
alphaengineering.com

## EXHIBIT "A"

### KATHLEEN S. CHESHIRE & J. LYNDEN CHESHIRE 1.11 ACRE PARCEL (October 18, 2016)

Commencing at the Northwest Corner of Lot 10, Hurricane Local Survey; Thence North 89°55'32" East along the north line of said Lot 10, a distance of 522.11 feet; Thence South 00°00'30" East, a distance of 232.44 feet, to the Point of Beginning; said point being on the Easterly line of Double "S" Ranch Subdivision per Entry #404027, Official Washington County Records; Thence North 00°00'30" West, along said line, a distance of 26.00 feet; Thence North 89°55'06" East, a distance of 376.26 feet; Thence South 00°00'30" East, a distance of 207.05 feet, to a point on the northerly line of Quail Manor Subdivision per Entry #440595, Official Washington County Record's; Thence South 89°55'06" West, along said line, a distance of 213.13 feet; Thence North 00°00'30" West, a distance of 181.05 feet; Thence South 89°55'06" West, a distance of 163.13 feet to the Point of Beginning;

Containing: 48,368 square feet or 1.11 acres, more or less.



12/18/16

