

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

11/12/2024 09:11:00 AM Fee \$40.00 By WEALTH

AND ESTATE LAW GROUP PLLC

WHEN RECORDED MAIL TO:

WEALTH AND ESTATE LAW GROUP

217 W. Tabernacle Street

St. George, UT 84770

TAX NOTICES AND MAILING ADDRESS:

RICHARD AND CAROL RASHALL

36 W. 960 S.

Hurricane, UT 84737

Parcel #H-L-10-1-A

WARRANTY DEED

KATHLEEN S. CHESHIRE and CAROL A. RASHALL, Trustees of THE REUEL AND NANCY HOPKINS FAMILY TRUST dated March 14, 2018, Grantor hereby CONVEY and WARRANT to CAROL A. RASHALL AND RICHARD E. RASHALL, husband and wife as joint tenants, Grantee, for the sum of TEN DOLLARS, and other good and valuable consideration, the real property situated in the county of Utah, state of Utah as more particularly described as follows:

See Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all improvements and appurtenances thereunto belonging, and

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

WITNESS the hand of said Grantor this 11th day of November, 2024

THE REUEL AND NANCY HOPKINS FAMILY TRUST
dated March 14, 2018


KATHLEEN S. CHESHIRE, Trustee


CAROL A. RASHALL, Trustee

AFFIDAVIT FOR SIGNATURE WITNESSING

STATE OF UTAH

§

COUNTY OF WASHINGTON

On November 11, 2024, before me, JILL ALMAN, a notary public, personally appeared KATHLEEN S. CHESHIRE and CAROL A. RASHALL, who proved to me through satisfactory evidence of identification, to be the persons whose names are signed on the preceding or attached document in my presence.

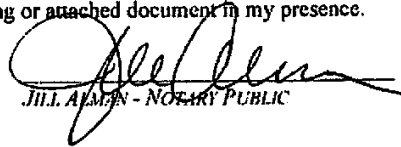

JILL ALMAN - NOTARY PUBLIC



EXHIBIT A

LEGAL DESCRIPTION

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 898.37 feet to the point of beginning and running thence South 00°00'30" East, a distance of 2.00 feet; thence South 89°55'32" West, a distance of 213.13 feet; thence North 00°00'30" West, a distance of 2.00 feet; thence North 89°55'32" East, a distance of 213.13 feet to the point of beginning.

(426 square feet more or less)