

Ent 285761 Bk 0574 Pg 0868
Date: 16-JAN-2024 10:54:48AM
Fee: \$40.00 Check Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: M. A. MUNSON LAW P.C.

**When Recorded Mail Deed and
Tax Notice to Grantees:**

Kelly Rushton & Jennifer Rushton
PO Box 814
Panguitch, UT 84759-0814

Parcel No.: 14-0064-0858

WARRANTY DEED

KELLY RUSHTON and JENNIFER RUSHTON, husband and wife as joint tenants with full rights of survivorship,
Grantors, of Panguitch, County of Garfield, State of Utah,

hereby CONVEY AND WARRANT to

KELLY F. RUSHTON and JENNIFER L. RUSHTON, Trustees of THE KELLY AND JENNIFER RUSHTON FAMILY TRUST, dated November 9, 2006,
Grantees, of Panguitch, County of Garfield, State of Utah,

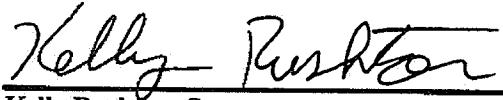
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property located in **Garfield County, State of Utah**, to wit:

See Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging; and

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

WITNESS the hands of said Grantors this 11th day of January 2024.



Kelly Rushton, Grantor

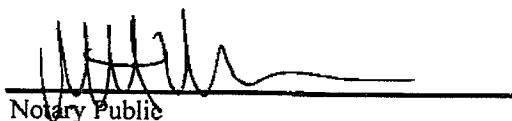


Jennifer Rushton, Grantor

State of Utah)
)
) ss.
County of Iron)

On this 11th day of January, in the year 2024, before me, a notary public, personally appeared **Kelly Rushton and Jennifer Rushton**, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal.



Notary Public

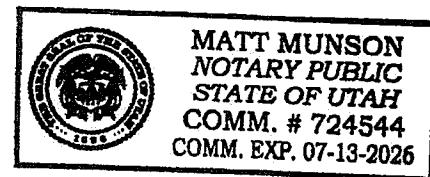


Exhibit "A"

The North half of the Northeast Quarter of Section 26, Township 32 South, Range 5 West, Salt Lake Base and Meridian.

Lying West of the U.S. Highway 89

Excepting therefrom all oil, gas, and/or other minerals, in, on or under said land with the Northeast Quarter of the Northwest Quarter.

Together with the right of ingress and egress for the purpose of exploring and/or removing the same.