

Recording Requested by:  
First American Title Insurance Agency, LLC  
635 N. Main Street, Suite 675  
Richfield, UT 84701  
(435)896-4408

AFTER RECORDING RETURN TO:  
Matthew Thrailkill and Nickole Thrailkill  
120 West 520 South  
Annabella, UT 84711

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **361-5779067 (sb)**  
A.P.N.: **3-275A-26**

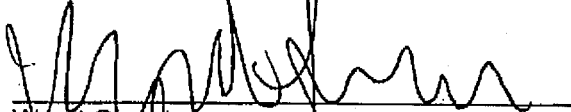
**Wyatt Grundy and Jacquell Barnson** who acquired title as **Jacquell Grundy**, Grantor, of **Richfield, Sevier County, State of Utah**, hereby CONVEY AND WARRANT to


**Matthew Thrailkill and Nickole Thrailkill, husband and wife**, Grantee, of **Annabella, Sevier County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sevier County, State of Utah**:

**LOT 26, AMENDED COUNTRY VIEW ESTATES' SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SEVIER COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this June 27, 2016.

  
\_\_\_\_\_  
Wyatt Grundy

  
\_\_\_\_\_  
Jacquell Barnson w/a/t/a Jacquell Grundy

**DOC # 00394337**

Warranty Deed B: 0715 P: 1340  
Carolyn M. Bagley Sevier County Recorder Page 1 of 3  
07/05/2016 04:22:00 PM Fee \$16.00 By FIRST AMERICAN



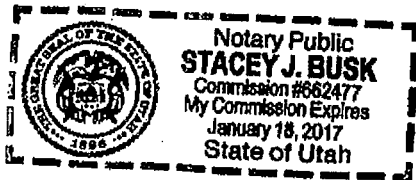
STATE OF Utah )  
County of Sevier )ss.

On June 27, 2016, before me, the undersigned Notary Public, personally appeared ~~Wyatt Grundy and Jacquell Barnson~~ **w/a/t/a Jacquell Grundy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

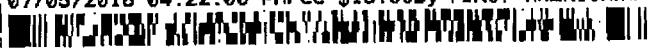
My Commission Expires: 1/18/2017

Stacey J. Busk  
Notary Public



**DOC # 00394337**

Warranty Deed B: 0715.P: 1341  
Carolyn M. Bagley Sevier County Recorder Page 2 of 3  
07/05/2016 04:22:00 PM Fee \$16.00 By FIRST AMERICAN

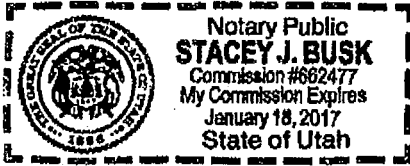


State of Utah }  
  } ss.  
County of ~~Salt Lake~~ *Sevier* }

On the **Thirtieth day of June, 2016**, before me, personally appeared **Wyatt Grundy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument that person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Stacey J. Busk*  
\_\_\_\_\_  
NOTARY PUBLIC



**DOC # 00394337**

Warranty Deed B: 0715 P: 1342  
Carolyn M. Bagley Sevier County Recorder Page 3 of 3  
07/05/2016 04:22:00 PM Fee \$18.00 By FIRST AMERICAN

