

UTC 19-5-12  
498-34

WARRANTY DEED

MARK L. NIELSEN and JEFFERY M. NIELSEN

Grantor of Salina, Sevier County, State of Utah, hereby CONVEY(s) and WARRANT to  
JUSTIN ABBOTT and SARA ABBOTT,  
husband and wife, as joint tenants

Grantee(s) of: P.O. Box 529, Arava, UT 84620

For the sum of: TEN (\$10.00) DOLLARS and other good and valuable consideration

The following described tract of land in Sevier County, State of Utah:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO Restrictions, Easements, and Rights of Way of Record or Enforceable in Law and equity.

WITNESS the hand(s) of said Grantor(s) this 24 day of January, 2019

\_\_\_\_\_  
\_\_\_\_\_

*Mark L. Nielsen*

MARK L. NIELSEN

*Jeffery M. Nielsen*

JEFFERY M. NIELSEN

STATE OF UTAH )  
                          SS  
County of Sevier )

On the 24 day of January 2019, A. D. personally appeared before me MARK L. NIELSEN and JEFFERY M. NIELSEN, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Commission Expires: 9-24-19  
Residing In: Big Water, UT

*Lucas Bagley*

Notary Public



DOC # 00408204

Warranty Deed B: 0748 P: 0229  
Carolyn M. Bagley Sevier County Recorder Page 1 of 2  
01/30/2019 10:35:49 AM Fee \$13.00 By UTAH TITLE



EXHIBIT 'A'

Beginning on the West right of way line of U.S. Highway 89, said point being 9.84 chains North and 1.5 chains West, more or less from the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 22 South, Range 1 West, Salt Lake Base and Meridian; thence Northeasterly along said Highway 6.5 chains, more or less to a point 15.65 chains North of the South line of the Southeast Quarter of the Northeast Quarter; thence West 8 chains, more or less to East line of Vermillion Extension Canal; thence Southwesterly along said Canal 7.05 chains, more or less to point West of beginning; thence East 8.5 chains, more or less to beginning.

EXCEPTING THEREFROM all oil, gas and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

**DOC # 00408204**

Warranty Deed B: 0748 P: 0230  
Carolyn M. Bagley Sevier County Recorder Page 2 of 2  
01/30/2019 10:35:49 AM Fee \$13.00 By UTAH TITLE

