

45422 A-53-13

WARRANTY DEED

John F. Findlay Grantor, of St. George, in the County of Washington, State of Utah, hereby conveys and warrants to Lafayette Van Luevan Grantee, of Mount Trumbull, Mohave County, State of Arizona for the sum of FIFTY DOLLARS the following tract of land in the City of St. George Washington County, State of Utah, to-wit:

All of Lot Five (5) , Block Three (3), Plat "B", St. George City Survey, as platted on the official map of said survey, now of record in the Office of the County Recorder, of Washington County, State of Utah,

Witness the hand of said Grantor this 1st day of July, A.D. 1936.

SIGNED IN THE PRESENCE OF

John F. Findlay

D. H. Morris

STATE OF UTAH, )  
County of Washington. ) ss.

On this first day of July, 1936, personally appeared before me John F. Findlay the signer of the above instrument, who duly acknowledged to me that he executed the same.

My commission expires April, 15th, 1940



D. H. Morris  
Notary Public.  
Residing at St. George, Utah

I hereby certify the foregoing to be a full, true and correct copy of the original. Filed for Record July 16, 1936 at 3:30 P. M.

*Edna Woodbury* County Recorder.

45423 B3-162-30

No 15589

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, ALEXANDER B. ANDRUS of St. George of the County of Washington State of Utah heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State in such case made and provided,

AND WHEREAS, the said ALEXANDER B. ANDRUS has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Four Hundred Eight and 10/100 (\$408.10) Dollars, and all legal interest thereon accrued, as fully appears by the certificate of the proper officer, now on file in the office of the Secretary of State of the State of Utah;

NOW THEREFORE, I HENRY H. BLOOD, Governor, in consideration of the premises, and by virtue of the power and authority vested in me ~~by virtue of the power and authority vested in me~~ by the laws of the State of Utah, in such case made and provided, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said ALEXANDER B. ANDRUS and to his heirs and assigns forever, the following piece or parcel of land, situate in the County of Washington State aforesaid, to-wit: Lots Five (5), Six (6), Seven (7) and Eight (8) of Section Two (2) in Township Forty three (43) South Range Fifteen (15) West of the Salt Lake Meridian. containing One Hundred Sixty-three and 24/100 (163.24) acres, more or less according to the said certificate.

TO HAVE AND TO HOLD the above described and granted premises unto the said ALEXANDER B. ANDRUS and to his heirs and assigns forever, subject to any easement or right of way of the public, to use all such highways as may have been established according to law, over the same or any part thereof, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the great seal of the state

of Utah to be hereunto affixed.

Done at Salt Lake City, this Twentieth day of May in the year of our Lord, one thousand nine hundred and Thirty-six, and of the independence of the United States of America, the one hundred and Sixtieth, and in the Fortieth year of the State of Utah.

By the Governor: Henry H. Blood

M. H. Welling  
Secretary of State.

By Frank E. Jeas  
Deputy



Geo. A. Fisher  
Executive Secretary, State Land Board.

Recorded Patent Book 31 Page 484

Certificate of Sale No 17321

I hereby certify the foregoing to be a full, true and correct copy of the original.  
Filed for Record July 17, 1936 at 9:30 A. M.

Edna Woodbury County Recorder.

45425 A1-123-7  
A1-123-8  
A1-14-35  
A1-14-36  
A1-123-9

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT IN  
AND FOR WASHINGTON COUNTY, STATE OF UTAH

IN the Matter of the Estate )  
of Rosina C. G. Snow, Deceased )

DECREE OF FINAL DISTRIBUTION

Now comes Erastus B. Snow Jr., Administrator of said Estate, by Ellis J. Pickett, his attorney, and proves to the satisfaction of the Court, that this petition for distribution herein was filed on the 13th day of February, 1936; that on the same day, the Clerk of this Court appointed the 26th day of February, 1936, for the hearing thereof. That due and legal notice of the time and place of said hearing has been given as required by law, by order of the Court and said petition being now presented to the Court, and no person appearing to contest or object to the same, the Court after hearing the evidence, being satisfied that all taxes upon the property of the estate, and all debts of the said deceased have been fully paid, Orders the distribution of said estate as follows:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED, BY THE COURT, that said Deceased died intestate and left surviving as her only heirs at law, those certain persons whose names and relationship to said deceased are as follows, to-wit:

Erastus B. Snow Jr	Husband	St. George, Utah
E. Eric Snow	Son	" " "
Althea Snow Nelson	Daughter	" " "
Elida Snow Isom	Daughter	" " "
Hortense Snow	Daughter	" " "
Virgil C. Snow	Son	" " "
Evelyn Snow	Daughter	" " "

That said estate consisted of real and personal property to the value of \$4970.00, and that all of the heirs filed herein a written consent that distribution should be made as herein provided.

That the said estate be distributed as follows:

To Erastus B. Snow Jr., husband, the property described as follows:

Beginning at the Southwest Corner of Lot 3, Block 26 Plat "A" and running thence East 138 feet, thence North 99 feet; thence West along the center line of a jointly owned 12 inch adobe wall for 81 feet; thence South 37 feet 11 inches; thence West along the center line of a jointly owned 12 inch adobe wall 57 feet; thence South 61 feet 1 inch to the place of beginning and containing 11548 1/3 square feet of land together with any and all improvements thereon or pertaining thereto.

To E. Eric Snow, Elida Snow Isom and Althea Snow Nelson, the following property to be held jointly by them:

Beginning at a point eighty feet and four inches (80 4") North of the Southwest Corner of Lot 3 in Block Twenty six, Plat "A", St. George City Survey and running thence along the center line of a jointly owned 6 inch wall a distance of 57 feet, thence south 19 feet 3 inches thence West along the center line of a jointly owned 12 inch adobe wall a distance of 57 feet; thence North 19 feet 3 inches to the place of beginning and containing 10972 square feet of land more or less, together with

all buildings and improvements on said land.

To Hortense Snow, Virgil Snow and Evelyn Snow, the following property to be held jointly by them:

Beginning at a point North 99 feet from the Southwest Corner of Lot 3, Block 26, Plat "A", St. George City Survey and running thence East along the jointly owned 18 inch adobe wall a distance of 57 feet; thence South 18 feet 8 inches; thence West Along a jointly owned 6 inch wall a distance of 57 feet; thence North 18 feet 8 inches to the place of beginning and containing 1064 square feet of land together with any buildings and other improvements on said land.

To Elida Snow Isom that part of Lot 4, Block 28, Plat "A" described as follows:

Beginning at a point North 16 1/2 feet from the Northwest corner of Lot 3 in Block 28, Plat "A" St. George City Survey and running thence North 62 feet; thence East 264 feet; thence South 62 feet; thence West 264 feet to the place of beginning; containing 60.12 square rods, more or less.

There is also granted a right of way over the south 16 1/2 feet by 264 feet along the South side of said Lot 4, Block 28, Plat "A".

To Althea Snow Nelson that real property described as follows:

Beginning at the Northwest Corner of Lot 4, Block 28, Plat "A", St. George City Survey and running thence North 8.25 feet; thence East 264 feet; thence South 8.25 feet to the Northeast corner of said Lot 4; thence South 53.5 feet; thence West 264 feet; thence North 53.5 feet to the place of beginning containing 59.88 square rods of land more or less.

To Hortense Snow, Virgil C. Snow and Evelyn Snow that personal property described as follows:

The Dress Shop Merchandise and the Accounts receivable as said Dress Shop amounting to \$200.00.

To Althea Snow Nelson and Elida Snow Isom the following personal property:

That portion of the Althea Gregerson Estate due the deceased, also the State Building and Loan Stock, \$180.00 in accounts receivable of the Althea Gregerson Estate due deceased. Also the Note of \$90.00 of which L. J. Wadsworth is the maker.

That the 1000 shares of Bull Valley Gold Mining Company stock should be distributed equally between the seven heirs above named.

That the 1000 shares of the Eagle Mountain Mining Company stock should be distributed equally between the seven heirs above named; and that 75 shares of General Steam Corporation Stock should be divided equally among the heirs above named.

The administrator of said estate is hereby ordered to execute the property conveyance of the property as above set forth.

Dated June 29th, 1936.

(LeRoy H. Cox)  
Judge.

CERTIFICATE OF COPY

STATE OF UTAH }  
County of Washington ) ss.

I, Laron S. Andrus, Clerk of Washington County, Utah, and ex-officio Clerk of the District Court, do hereby certify that the above and foregoing is a full, true and correct copy of the original Decree of Final Distribution in the Matter of the Estate of Rosina C' G. Snow which is on file in my office.

In witness whereof I hereunto set my hand and the seal of the said Court above mentioned.

This 17th day of July A. D. 1936.



Laron S. Andrus Clerk  
By Alice Pendleton Deputy

I hereby certify the foregoing to be a full, true and correct copy of the original. Filed for Record July 17, 1936 at 3 P. M.

Edna Woodbury County Recorder.