

Mail tax notice to:
Clesson Bauer and Helen M. Bauer
124 W. Hope Street
St. George, Utah 84770

WARRANTY DEED

HELEN M. BAUER, Grantor, hereby CONVEYS and WARRANTS to CLESSON BAUER and HELEN M. BAUER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE CLESSON BAUER FAMILY TRUST CREATED UNDER AGREEMENT DATED MARCH 27, 1995, Grantees, of St. George, Washington County, Utah, without consideration, the following described tract of land in Washington County, Utah:

BEGINNING at the Southwesterly corner of Lot 2, of the Bali-Hi Subdivision in Block F-1, Plat "D", St. George City Survey, as platted on the Official Map of said Subdivision, and running thence North 47°50'35" West 5.0 feet along Hope Street; thence North 42°09'25" East 113.04 feet, more or less, to the Easterly line of Lot 3 of said Subdivision; thence South 10°05'14" East 5.5 feet, more or less, to the Easterly corner of said Lot 3; thence South 28°49'20" East 93.02 feet; thence South 42°09'25" West 72.66 feet, more or less, to the Southerly line of said Lot 2; thence North 47°50'35" West 84.96 feet, along Hope Street, to the point of beginning, BEING A PART of Lots 2 and 3 in said Bali-Hi Subdivision.

TOGETHER WITH all improvements thereon and appurtenances thereunto belonging. SUBJECT TO easements, rights of way, and restrictions of record and those enforceable in law and equity.

WITNESS, the hand of said Grantor this 27th day of March, 1995.

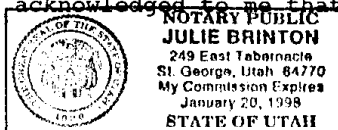
Helen M. Bauer
HELEN M. BAUER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

00495963 Bk0896 Pg0242

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1995 MAR 28 15:53 PM FEE \$10.00 BY CB
FOR: JONES WALDO HOLBROOK ETAL

On the 27th day of March, 1995, personally appeared before me Helen M. Bauer, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



Julie Brinton
Julie Brinton, Notary Public