

Recorded at request of:  
W. Sanford and Lynne Topham  
PO Box 190065  
Brian Head, UT 84719

Return recorded deed and mail tax notice to:  
W. Sanford and Lynne Topham  
PO Box 190065  
Brian Head, UT 84719

**Tax I.D. No.** C-1117-0005-0000  
C-1117-0006-0000  
C-1123-0001-0000  
C-1117-0001-00R2

00689576

B: 1357 P: 961 Fee \$15.00  
Debbie B. Johnson, Iron County Recorder Page 1 of 2  
10/11/2016 12:16:31 PM By SNOW JENSEN & REECE



# WARRANTY DEED

W. Sanford Topham and Lynne S. Topham, with an address of PO Box 190065, Brian Head, Iron County, State of Utah, Grantors, hereby CONVEY and WARRANT all right, title, and interest which Grantors have to W. Sanford Topham and Lynne S. Topham, Trustees of the W. Sanford & Lynne S. Topham Revocable Trust dated January 21, 1998, as amended and restated on October 3, 2016, with an address of PO Box 190065, Brian Head, Iron County, State of Utah, Grantee, for the sum of TEN DOLLARS, (\$10.00) and other good and valuable consideration, the following described property located in Iron County, State of Utah:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

TOGETHER WITH all improvements and appurtenances thereunto belonging, excluding all water rights.

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 3rd day of October 2016.

W. Sanford Topham  
W. Sanford Topham

Lynne S. Topham  
Lynne S. Topham

STATE OF UTAH )  
: ss.  
County of Iron )

On the 3rd day of October 2016, personally appeared before me W. Sanford Topham and Lynne S. Topham, who are personally known to me to be the signers of the foregoing instrument, who duly acknowledged before me that they executed the same.



Shalicia Day  
Notary Public

## EXHIBIT "A"

### Parcel 1

Beginning at the South Quarter Corner of Section 28, Township 35 South, Range 9 West, Salt Lake Base and Meridian; thence N00°29'59" W 680.67 ft. along the Center Quarter Section Line; thence S89°30'29"E 1330.63 ft.; thence S00°23'13"E 679.10 ft. to the South Line of said Section; thence along the Section Line N89°34'30"W 1329.27 ft. to the Point of Beginning and contains 20.76 acres.

### Parcel 2

Beginning at the South Quarter Corner of Section 28, Township 35 South, Range 9 West, Salt Lake Base and Meridian; thence along the South Line of said Section N89°38'24"W 1327.47 ft.; thence N00°03'09"W 1364.90 ft.; thence S89°28'48"E 1316.88 ft.; thence S00°29'59"E 1361.34 ft. to the Point of Beginning and contains 41.37 acres.

### Parcel 3

Beginning at the Southwest Corner of Section 28, Township 35 South, Range 9 West, Salt Lake Base and Meridian; thence along the Section Line N00°23'26"E 684.60 ft; thence S89°33'54"E 796.87 ft.; thence S00°26'06"W 60.00 ft.; thence S89°33'54"E 100.00 ft.; thence N00°26'06"E 60.00 ft.; thence S89°33'54"E 425.30 ft.; thence S00°03'09"E 682.45 ft. to the Section Line; thence along said Section Line N89°39'32"W 1327.45 ft. to the Point of Beginning and contains 20.79 acres.

### Parcel 4

E ½ NE ¼, NW ¼ NE ¼ Section 21, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

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B: 1357 P: 962 Fee \$15.00  
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#### Warranty Deed

The w. Sanford & Lynne S. Topham Revocable Trust dated January 21, 1998

As amended and restated on October 3, 2016