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Debbie B. Johnson, Iron County Recorder - Page 1 of 2

08/17/2017 02:59:13 PM By: SECURITY ESCROW & TITLE INSURANCE  
AGENCY, LLC

**When Recorded Return to:**  
Larry Keith Warby  
4083 North 525 East  
Cedar City, 84721

Space Above for Recorder's Use

## WARRANTY DEED

**LARRY WARBY, GRANTOR(S), of Cedar City, State of Utah, hereby CONVEYS AND WARRANTS to**

**LARRY KEITH WARBY AS TRUSTEE OF THE LARRY WARBY REVOCABLE LIVING TRUST, DATED NOVEMBER 1, 2012, GRANTEE(S) of Cedar City, State of Utah**

For the sum of \*\*\* **TEN AND NO/100 (and other good and valuable considerations) \*\*\* DOLLARS**

### Easements

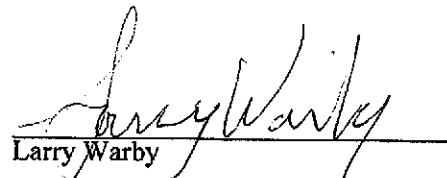
the following described ~~1/20th~~ of land in Iron County, State of Utah, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TAX PARCEL # D-0566-0001-0002**

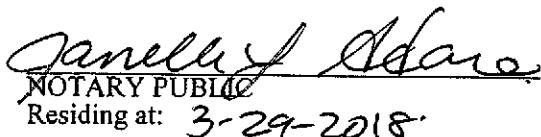
**SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.**

**WITNESS the hand(s) of said grantor(s), this 11 day of August, A.D. 2017**

  
\_\_\_\_\_  
Larry Warby

STATE OF UTAH      )  
COUNTY OF IRON      )  
                          ss.  
                          )

On the 17 day of August, 2017, Larry Warby personally appeared before me who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC  
Residing at: 3-29-2018



**EXHIBIT "A"**

A 20.0 foot wide Easement along the South 150 feet of the following described property: Commencing at a point North 00°03'18" West 135.68 feet and South 89°09'03" West 253.04 feet from the Southeast corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian; running thence South 89°09'03" West along a fence line 150.0 feet; thence North 00°41'24" West, along a fence line 464.84 feet; thence North 89°28'35" East 300.00 feet; thence South 00°41'29" East 172.73 feet; thence South 89°09'03" West 150.00 feet; thence South 00°41'26" East 290.41 feet to the point of beginning.

A 20.00 foot Easement 10.00 feet on each side of the following described centerline: Commencing at a point South 89°09'03" West 10.00 feet from the Southeast corner of the above described property and running thence North 00°41'26" West 464.05 feet to the point of beginning.

Said easement is for ingress and egress, utilities.

An Easement 5 feet in width lying 2.5 feet on either side of the following described line located in the Southeast Quarter of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a point 25 feet North and 33 feet West of the Southeast corner of the following described property: Commencing at a point North 00°03'18" West 135.68 feet and South 89°09'03" West 253.04 feet from the Southeast corner of said Section 14; thence North 00°41'26" West a distance of 290.41 feet; thence North 89°09'03" East, a distance of 150.00 feet; thence South 00°41'29" East, a distance of 290.41 feet to a point on a fence line; thence South 89°09'03" West along said fence line a distance of 150.00 feet to the point of beginning.

Thence Northwesterly to a point on the west line of said parcel, which is South 68 feet along the West line of said parcel, from the Northwest corner of said parcel; thence North a distance of 68 feet to the Northwest corner of said parcel and the termination of said line.

A non-exclusive Easement 33 feet in width for ingress and egress, utilities and road, described as follows:

Beginning at a point North 00°03'18" West 134.11 feet and South 89°27'04" West 403.02 feet from the Southeast corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian, said point being on an existing fence line and the South line of an existing 33 foot gravel road (4025 North Street); running thence South 89°27'04" West along said South right of way, 831.93 feet to the East right of way line of Minersville Highway; thence departing said South right of way line North 00°02'15" West along said East right of way line 33 feet to a point on the North right of way line of said gravel road; thence departing said East right of way running North 89°27'04" East along said North right of way 831.56 feet; thence departing said North right of way South 00°41'24" East 33.00 feet to the point beginning.