

When recorded mail to:

Grantee
920 W. 5484 No.
St. George, UT 84770

WARRANTY DEED

R. C. Tolman and Arlene Tolman, Trustees of the R.C. & Arlene Tolman Trust
grantor
of St. George , County of Washington , State of Utah
CONVEY AND warrant to

R. C. TOLMAN and ARLEEN ANN TOLMAN, as Trustees of the
R. C. TOLMAN and ARLEEN TOLMAN REVOCABLE FAMILY TRUST
grantee
of St. George, Utah
for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS -----
the following described tract of land in Washington County State of Utah

See Exhibit "A" attached hereto and made a part hereof.

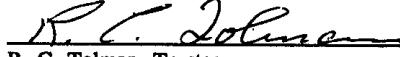
TOGETHER with all improvements and appurtenances thereunto belonging but being
SUBJECT to Easements, Rights of Way and Restrictions of Record.

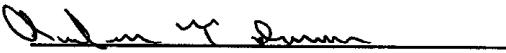
00542383 Bk 1031 Pg 0187

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1996 AUG 30 15:32 PM FEE \$14.00 BY RS
FOR: DIXIE TITLE CO

WITNESS, the hand of said grantor, this 30th day of August, 1996

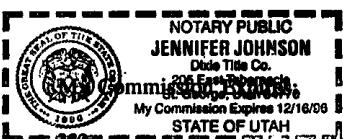
The R.C. & Arlene Tolman Trust


R. C. Tolman, Trustee


Arlene Tolman, Trustee

STATE OF Utah,
COUNTY OF Washington,

On the 30th day of August, 1996, personally appeared before me R. C. Tolman and Arlene Tolman, Trustees of the R.C. & Arlene Tolman Trust, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Residing In:

LEGAL DESCRIPTION
EXHIBIT "A"

The West 1/2 of the Southwest 1/4 (W1/2SW1/4) of Section 24,
Township 41 South, Range 16 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THE FOLLOWING TWO PARCELS:

1. Beginning at the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence North 400.0 feet along the 1/16 line; thence West 100.00 feet; thence South parallel to said 1/16 line to the Section line; thence East along the Section line 100.00 feet to the point of beginning.
2. Beginning at a point S 82°06'34" E 1332.40 feet from the West one quarter corner of Section 24, Township 41 South, Range 16 West, SLB&M and running thence S 0°15'45" E 513.00 feet, more or less; thence S 89°44'15" W 170.00 feet; thence N 0°15'45" W 513.00 feet; thence N 89°44'15" E 170.00 feet to the point of beginning. Together with access to the above property that will be negotiated at a later date. Access will be an extension of Winchester Drive running South of Lot 105, Winchester Hills Phase II, and extending in a Southeasterly direction to the above property.

00542383 Bk1031 Pg0188

00518227 Bk0958 Pg024

Affidavit & Death Certificate Page 1 of 5
Gary Christensen Washington County Recorder
05/13/2025 03:16:50 PM Fee \$40.00 By KURT A.
JOHNSON, ESQ., P.C.

MAIL TAX NOTICE TO:

ARLEEN TOLMAN
920 West 5484 North
Saint George, UT 84770

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF UTAH }
SS: }
COUNTY OF WASHINGTON }

AFFIANT, being first duly sworn, deposes and says:

1. That R. C. TOLMAN and ARLEEN TOLMAN, aka ARLEEN ANN TOLMAN created the R.C. TOLMAN AND ARLEEN TOLMAN REVOCABLE FAMILY TRUST on June 19, 1996, wherein R. C. TOLMAN and ARLEEN TOLMAN were serving as the Trustees.

2. That R. C. TOLMAN, aka REUBEN CLARENCE TOLMAN, died on April 29, 2025, and a certified copy of the Death Certificate is attached hereto and by this reference incorporated herein.

3. That ARLEEN TOLMAN, aka ARLEEN ANN TOLMAN, is named in said Trust as the Successor Trustee of the Trust; and she hereby files this certificate and accepts the Trusteeship of the R.C. TOLMAN AND ARLEEN TOLMAN REVOCABLE FAMILY TRUST, originally dated June 19, 1996.

4. That there is real property owned by the Trust located in Washington County, State of Utah, described as follows:

See attached Exhibit "A" for legal description.

DATED this 15th day of May, 2025.

ARLEEN TOLMAN, aka ARLEEN ANN TOLMAN

STATE OF UTAH)
COUNTY OF WASHINGTON)
SS)

On this 13th day of May, 2025, personally appeared before me, a Notary Public, ARLEEN TOLMAN, aka ARLEEN ANN TOLMAN, who acknowledged to me that she executed the above instrument as the Successor Trustee of the R.C. TOLMAN AND ARLEEN TOLMAN REVOCABLE FAMILY TRUST, originally dated June 19, 1996.

NOTARY PUBLIC

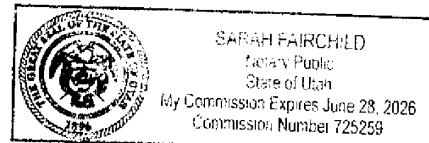


EXHIBIT "A"**Parcel I:**

The West Half of the Southwest Quarter (W $\frac{1}{4}$) of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian.

ALSO:

The North 10 feet of a tract of land situated in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$) of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows;

Beginning at a point South 82°06'34" East 1332.4 feet from the West Quarter (W $\frac{1}{4}$) corner of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian, thence South 0°15'45" East 10 feet, thence South 89°44'15" West 170 feet, thence North 0°15'45" West 10 feet, thence North 89°44'15" East 170 feet to the point of beginning.

LESS: Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian; thence North 400 feet along the 1/16 line; thence West 100 feet; thence South parallel to the 1/16 line to the section line; thence East along the section line 100 feet to the point of beginning.

LESS: Beginning at the South 82°06'34" East 1332.40 feet from the West Quarter (W $\frac{1}{4}$) corner of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian; thence South 0°15'45" East 513 feet more or less; thence South 89°44'15" East 170 feet; thence North 0°15'45" West 513 feet; thence North 89°44'15" East 170 feet to the point of beginning.

LESS: South 4.72 acres.

LESS: Beginning at a point North 849.43 feet and East 6,405.74 feet from the Southwest corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian; thence North 89°56'07" East 150.65 feet; thence South 0°04'06" East 120 feet; thence South 89°56'07" West 150.60 feet; thence North 0°05'39" West 120 feet to the point of beginning.

LESS: Commencing at a brass cap monument in the Southwest corner of Section 23; thence North 89°53'36" East, 3925.84 feet; thence North 00°04'09" West, 90.89 feet; to the point of beginning, being the same as follows:

Commencing at a brass cap monument in the Southwest corner of Section 23; thence North 01°04'45" West 167.76 feet; thence South 88°53'14" East, 3929.05 feet; to the real point of beginning; thence South 88°56'51" East, 2575.28 feet; thence North 00°26'16" East, 31.93 feet; thence South 88°52'35" East, 100.01 feet; thence North 01°10'44" East, 292.73 feet; thence North 88°55'18" West, 2661.41 feet; thence South 03°07'01" West, 66.51 feet; thence South 58°09'38" West, 8.53 feet; thence South 02°05'36" West, 254.68 feet back to the point of beginning.

EXHIBIT "A"

LESS: a parcel of land lying in the Southeast Quarter (SE $\frac{1}{4}$) of Section 23, and the Southwest Quarter (SW $\frac{1}{4}$) of section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a brass cap monument in the Southwest corner of said Section 23; thence North 89°53'36" East, a distance of 3945.89 feet; thence North 416.27 feet to the real point of beginning; thence North 03°07'01" East, a distance of 556.92 feet; thence South 88°55'18" East, a distance of 2340.79 feet; thence North 80.72 feet; thence East 302.98 feet; thence South 01°07'55" West, a distance of 642.98 feet; thence North 88°55'18" West, a distance of 2661.41 feet to the point of beginning.

TAX ID#: SG-7265-D-1-A

More commonly known as: 920 West 5484 North, Saint George, UT 84770

Parcel II:

A parcel of land lying in the Southeast Quarter (SE $\frac{1}{4}$) of Section 23 and the Southwest Quarter (SW $\frac{1}{4}$) of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a brass cap monument at the Southwest corner of said Section 23; thence North 89°53'36" East a distance of 3945.89 feet; thence North 416.27 feet to the real point of beginning; thence North 03°07'01" East, a distance of 556.92 feet; thence South 88°55'18" East, a distance of 2340.79 feet; thence North 80.72 feet; thence East 302.98 feet; thence South 01°07'55" West, a distance of 642.98 feet; thence North 88°55'18" West, a distance of 2661.41 feet to the point of beginning.

LESS: (SG-7265-G) described as follows:

Commencing at a brass cap monument of said Section 23; thence North, a distance of 849.47 feet and East 6436.40 feet to the point of beginning; thence North 89°56'07" East, a distance of 120.00 feet; thence South 00°04'06" East, a distance of 120.00 feet; thence South 89°56'07" West, a distance of 120.00 feet; thence North 00°04'06" West, a distance of 120.00 feet; to the point of beginning. containing 0.33 acres.

ALSO LESS: (SG-7265-H) described as follows:

Commencing at a brass cap monument at the Southwest corner of said Section 23; thence North, a distance of 849.43 feet East 6405.74 feet to the point of beginning; thence North 89°56'07" East, a distance of 150.50 feet; thence South 00°04'06" East, a distance of 120.00 feet; thence South 89°56'07" West, a distance of 150.60 feet; thence North 00°05'39" West, a distance of 120.00 feet to the point of beginning.

LESS: SG-7265-G as described above. containing 0.08 acres. (overall parcel of land contains 34.05 acres)

LESS: Any land previously conveyed (SG-7265-K. containing 0.08 acres)

EXHIBIT "A"

LESS: (SG-6-1-23-225) Beginning at a point South 88°52'11" East 1305.802 feet along the section line and North 493.082 feet from the South Quarter (South $\frac{1}{4}$) corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian, said point being the East line of parcel, identified by Doc #20060014545; thence South 88°49'50" East 2661.71 feet, to the West 1/16 line of Section 24, Township 41 South, Range 16 West, Salt Lake Base and Meridian, and the East line of RC Tolman property; thence North 01°19'00" East 518.73 feet; thence North 88°50'26" West 1320.01 feet, to the East line of said Section 23; thence North 01°07'52" East 112.40 feet, along said East line; thence North 88°50'26" West 1165.886 feet to the West line of the property identified as Parcel in Book 1809, Pages 2062-2065; thence along the East line of said parcel P 12 & P 11, and the following 5 courses: S 37°23'41" West 92.272 feet; thence South 39°39'34" West 122.95 feet; thence South 04°42'49" West 232.92 feet; thence South 19°41'53" West 87.71 feet; thence South 01°50'11" West 59.60 feet; thence South 03°13'55" West 84.84 feet to the point of beginning.

TAX ID#: SG-6-1-23-224

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025007818

Reuben Clarence Tolman
(AKA Pete Tolman)

DECEDENT INFORMATION

Date of Death:	April 29, 2025	Time of Death:	19:00
City of Death:	St George	County of Death:	Washington
Age:	91	Date of Birth:	October 24, 1933
Place of Birth:	Salem, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Arleen Ann Halsey	Usual Occupation:	Contractor
Industry/Business:	Construction	Education:	High School or GED
Residence:	St George, Utah	Father's Name:	Foster Tolman
Mother's Name:	Beulah Hatch	Facility Type:	Home
Facility or Address:	920 West 5484 North		

INFORMANT INFORMATION

Name:	Arleen Ann Tolman	Relationship:	Wife
Mailing Address:	920 West 5484 North, St George, Utah 84770		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Pinto Cemetery, Pinto, Utah
Date of Disposition:	May 7, 2025

FUNERAL HOME INFORMATION

Funeral Home:	Spilsbury Mortuary
Address:	110 South Bluff, St George, Utah 84770
Funeral Director:	Joseph Maynes

MEDICAL CERTIFICATION

Certifying Physician: Bryson J Hollingshead DO, St George Family Medicine, 736 S 900 E, St George, Utah 84790

CAUSE OF DEATH

Adult failure to thrive

Due to (or as a consequence of): Dementia

Other significant conditions: Coronary artery disease, kidney disease, hypertension, anemia

Tobacco Use: Non-user

Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 2, 2025

Date Issued: May 2, 2025

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
 Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.
 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Linda S. Wninger
 Linda S. Wninger, MSW, LCSW
 State Registrar

Rev. 12/00



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

David W. Blodgett MD, MPH
 David W. Blodgett, MD, MPH
 Director/Health Officer

