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WHEN RECORDED MAIL TO:

G. PAUL WEBSTER and DENISE M. WEBSTER, Trustees
1485 Chapel Street
Santa Clara, UT 84765

00525703 Bk01025 Pg01212-01212

PATSY CUTLER - IRON COUNTY RECORDER
2006 MAR 20 12:51 PM FEE \$10.00 BY DBJ
REQUEST: KURT A JOHNSON

WARRANTY DEED

G. PAUL WEBSTER and DENISE M. WEBSTER, Husband and Wife as Joint Tenants with Full rights of Survivorship, of Santa Clara, County of Washington, State of Utah, as GRANTORS, hereby

CONVEY AND WARRANT to

G. PAUL WEBSTER and DENISE M. WEBSTER, Trustees of the WEBSTER FAMILY TRUST, dated September 19, 2005, as GRANTEES, of 1485 Chapel Street, Santa Clara, UT 84765, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Iron County, State of Utah:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 37 South, Range 11 West, Salt Lake Base and Meridian.

SUBJECT TO an existing county road over and across said property.


EXCEPTING THEREFROM all coal, gas and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

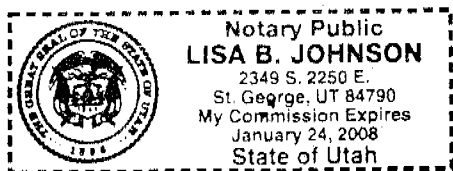
WITNESS the hands of said GRANTORS this 19th day of September, 2005.

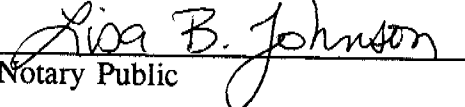

G. PAUL WEBSTER


DENISE M. WEBSTER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 19th day of September, 2005, personally appeared before me G. PAUL WEBSTER and DENISE M. WEBSTER, the signers of the foregoing WARRANTY DEED, who duly acknowledged to me that they executed the same.




Notary Public

When Recorded Return to:
Collin and Laurie Rose
PO Box 78
Annabella, UT 84711
G. Paul and Denise Webster
1485 Chapel Street
Santa Clara, UT 84765

00829661

B: 1706 P: 856 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 1 of 2
02/27/2025 04:32:47 PM By G PAUL & DENISE WEBSTER

Quit Claim

Collin E. Rose and Laurie J. Rose, Trustees of the Collin and Laurie Rose Family Living Trust, dated January 2, 2019, GRANTOR(S), of Annabella, State of Utah, hereby Quit Claim to

G. Paul Webster and Denise M. Webster, Trustees of the Webster Family Trust, dated September 19, 2005, GRANTEE(S) of Santa Clara, State of Utah.

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

The following described tract(s) of land in Iron County, State of Utah, to-wit:

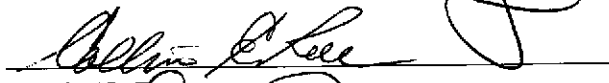
SEE EXHIBIT "A" ATTACHED HERETO

Tax ID.: D-1087-0001-0000; Tax Account No.: 0319167

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

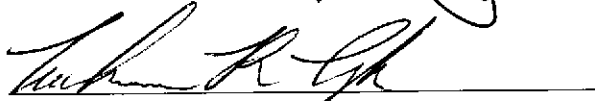
Dated this 27th day of February 2025

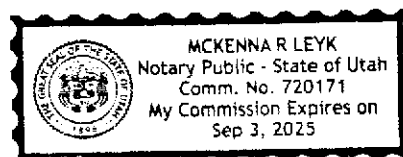

Collin E. Rose


Laurie J. Rose

STATE OF Utah }
COUNTY OF Iron } ss.

On the 27th day of February, 2025, personally appeared before me **Collin E. Rose and Laurie J. Rose** who duly acknowledged to me that they executed the same.


Notary Public



The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax legal or non-legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4SW1/4 OF SECTION 33,
TOWNSHIP 37 SOUTH, RANGE 11 WEST, SLB&M, THENCE S, 2°53'17" E. ALONG THE 1/4 SECTION
LINE 713.84 FEET TO THE TRUE POINT OF BEGINNING ON THE SOUTHWEST SIDE OF THE COUNTY
ROAD, THENCE S. 2°53'17" E. ALONG THE 1/4 SECTION LINE 644.02 FEET, THENCE S. 89°07'30" E.
110.00 FEET, THENCE N. 2°00'00" W. 100.00 FEET, THENCE N. 9°00'00" W. 100.00 FEET, THENCE
N. 14°00'00" W. 120.00 FEET, THENCE N. 4°00'00" E. 70.00 FEET, THENCE N. 9°00'00" E. 100.00
FEET, THENCE N. 2°00'00" W. 50.00 FEET, THENCE N. 40°00'00" W. 50.00 FEET, THENCE N.
48°00'00" W. 108.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.35 ACRES.

00829661

B: 1706 P: 857 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 2 of 2
02/27/2025 04:32:47 PM By G PAUL & DENISE WEBSTER

