

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
01/25/2019 09:37:40 AM Fee \$12.00 By
INFINITY TITLE INSURANCE AGENCY LLC

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
MARY ELIZABETH NIELSON
1766 Point Dr
St. George, UT 84790

File Number: 2019-1185
Parcel ID: W-SUG-3-165

Warranty Deed

Know All Men By These Presents that

MARY ELIZABETH NIELSON, TRUSTEE OF THE MARY ELIZABETH NIELSON FAMILY TRUST, DATED JANUARY 5, 1990, AS TO AN UNDIVIDED 50% INTEREST, AND MARY ELIZABETH NIELSON, SUCCESSOR TRUSTEE OF THE NORMAN LACONT NIELSON FAMILY TRUST, DATED JANUARY 5, 1990, AS TO AN UNDIVIDED 50% INTEREST

(henceforth referred to as "Grantor") of 973 East 3850 South, Washington, UT 84780, for consideration paid, hereby CONVEY(s) and WARRANTS to:

MARY ELIZABETH NIELSON, TRUSTEE OF THE MARY ELIZABETH NIELSON FAMILY TRUST, DATED JANUARY 5, 1990,

(henceforth referred to as "Grantee") of 973 East 3850 South, Washington, UT 84780, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT 165, SUGAR PLUM IN THE FIELDS PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

ACCOMODATION RECORDING ONLY. INFINITY TITLE, A UTAH TITLE INSURANCE AGENCY, MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, OR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

WARRANTY DEED

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 22 day of January, 2019.

THE MARY ELIZABETH NIELSON FAMILY TRUST, DATED JANUARY 5, 1990,

Mary Elizabeth Nielson
MARY ELIZABETH NIELSON, TRUSTEE

THE NORMAN LACONT NIELSON FAMILY TRUST, DATED JANUARY 5, 1990

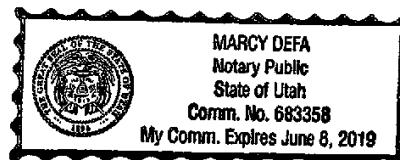
Mary Elizabeth Nielson
MARY ELIZABETH NIELSON, SUCCESSOR TRUSTEE

STATE OF UTAH
COUNTY OF WASHINGTON

On this 22 day of January, 2019, before me Marcy Defa, a notary public, personally appeared MARY ELIZABETH NIELSON, TRUSTEE OF THE MARY ELIZABETH NIELSON FAMILY TRUST, DATED JANUARY 5, 1990, AS TO AN UNDIVIDED 50% INTEREST, AND MARY ELIZABETH NIELSON, SUCCESSOR TRUSTEE OF THE NORMAN LACONT NIELSON FAMILY TRUST, DATED JANUARY 5, 1990, AS TO AN UNDIVIDED 50% INTEREST, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Marcy Defa
Notary Public



WARRANTY DEED