

2

DOC # 20190043917

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
10/23/2019 09:18:07 AM Fee \$ 40.00
By SLEMBOSKI & TOBLER



When Recorded Mail To:
Slemboski & Tobler
32 East 100 South, Suite 203
St. George, Utah 84770

Tax Notice to Be Mailed To:
Jeffrey John Dageenakis
PO Box 790186
Virgin, Utah 84775

WARRANTY DEED

JEFFREY DAGEENAKIS and NICOLE PINO, (Grantors), of Virgin, Washington County, State of Utah, hereby CONVEY and WARRANT to JEFFREY DAGEENAKIS and NICOLE PINO (or their successors) as Trustees of the JEFFREY JOHN DAGEENAKIS and NICOLE PINO REVOCABLE TRUST dated September 18, 2019, (Grantee) of Virgin, Utah, for the sum of TEN DOLLARS and Other Valuable Consideration, the following described tract of land in Washington County, State of Utah:

**A PORTION OF LOT 33, DESERT GARDEN ESTATES PHASE 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND
OF RECORD IN THE WASHINGTON COUNTY RECORDER'S
OFFICE.**

**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21,
TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND
MERIDIAN AND RUNNING THENCE NORTH $89^{\circ}46'21''$ EAST
ALONG THE SECTION LINE, 1682.56 FEET; THENCE NORTH
 $0^{\circ}00'00''$ EAST, 1042.79 FEET; THENCE NORTH $89^{\circ}46'59''$ EAST,
264.19 FEET; THENCE SOUTH $0^{\circ}13'01''$ EAST, 11.18 FEET TO A
POINT ON THE SOUTH LINE OF SAID LOT 33, DESERT GARDEN
ESTATES PHASE 2, SAID POINT BEING THE TRUE POINT OF
BEGINNING; THENCE NORTH $84^{\circ}31'42''$ EAST, 235.34 FEET TO
A POINT ON THE NORTHEASTERLY LOT LINE OF SAID LOT
33; THENCE SOUTH $51^{\circ}09'57''$ EAST, 225.00 FEET ALONG SAID
LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 33;
THENCE SOUTH $38^{\circ}50'00''$ WEST ALONG THE LOT LINE, 164.38
FEET, TO THE SOUTHWEST CORNER OF SAID LOT 33;
THENCE NORTH $51^{\circ}10'00''$ WEST ALONG THE LOT LINE, 393.42
FEET TO THE TRUE POINT OF BEGINNING.**

Subject to easements, restrictions, encumbrances and rights of way appearing of record or enforceable in law and equity.

Tax Identification Number: V-DGE-2-33-A

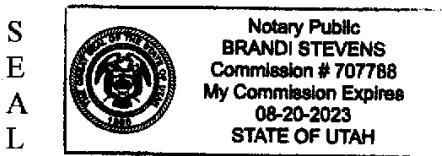
WITNESS the hand of said Grantors this 18 day of September, 2019.

~~JEFFREY DAGEENAKIS~~

NICOLE PINO

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 10 day of September, 2019, personally appeared before me JEFFREY DAGEENAKIS and NICOLE PINO, the signers of the within instrument who duly acknowledged to me that they executed the same.



NOTARY PUBLIC
Residing at: St. George, Utah
8/20/2023 Commission Expiration