

DOC # 20200073090

**Warranty Deed** Page 1 of 1  
Russell Shirts Washington County Recorder  
12/17/2020 03:52:17 PM Fee \$ 40.00  
By GALLIAN WELKER & BECKSTROM LC

Recording Requested by:  
and When Recorded Mail Deed to:  
GALLIAN WELKER & BECKSTROM, L.C.  
965 E. 700 S., #305  
St. George, UT 84790

Mail Tax Statement to:  
James Scott and Janel Arregui, TTE  
3298 E Livia Drive  
St. George, UT 84790

Tax Parcel No. W-BVMT-1-28

## ***WARRANTY DEED***

**James Scott Arregui and Janel Arregui**, grantors, hereby CONVEY and WARRANT to

**The Arregui Family Trust, dated April 4, 2018, J. Scott Arregui and Janel D. Arregui, Trustees, Grantees**

for the sum of TEN AND NO/DOLLARS, and other good and valuable considerations the following described tract of land in Washington County, State of Utah, to wit:

**Lot 102, SEQUOIA ESTATES SUBDIVISION-PHASE 5, according to the official plat thereof on file and of record in the office of the Washington County Recorder.**

SUBJECT TO current general taxes, easements, restrictions, rights of way and reservations appearing of record.

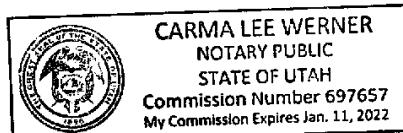
WITNESS, the hand(s) of said Grantor(s), this 16<sup>th</sup> day of December, 2020.

## JAMES SCOTT ARREGUI

JANEL ARREGUI

STATE OF UTAH )  
ss.  
COUNTY OF WASHINGTON )

On the 16<sup>th</sup> day of December, 2020 personally appeared before me, James Scott Arregui and Janel Arregui, the signers of the within instrument, whom duly acknowledged to me that they executed the same.



Carmel L. Werner  
Notary Public