

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

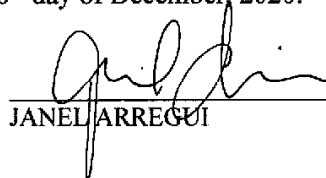
for the sum of TEN AND NO/DOLLARS, and other good and valuable considerations the
following described tract of land in Washington County, State of Utah, to wit:

**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.

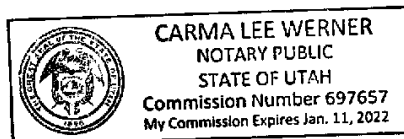
WITNESS, the hand(s) of said Grantor(s), this 16th day of December, 2020.

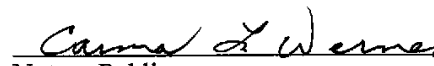

JAMES SCOTT ARREGUI


JANEL ARREGUI

STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

On the 16th 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.




Notary Public