

Warranty Deed Page 1 of 1  
 Gary Christensen Washington County Recorder  
 11/09/2021 01:35:31 PM Fee \$40.00 By BARNEY  
 MCKENNA & OLSTEAD, P.C.

## WHEN RECORDED, MAIL TO:

Ron Hill  
 Barney McKenna & Olmstead, P.C.  
 43 S. 100 E., Suite 300  
 St. George, UT 84770

## MAIL TAX STATEMENT TO:

Gary and Sharon Nielsen  
 1460 Primrose Ct.  
 St. George, UT 84770

**Parcel Number: SG-PDCN-4-274**

**WARRANTY DEED**

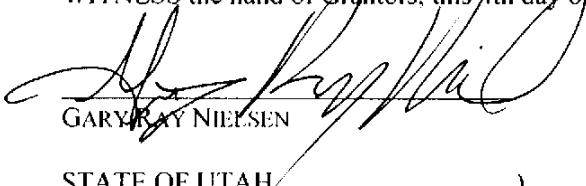
**Gary Ray Nielsen and Sharon A. Nielsen, Husband and Wife as Joint Tenants, Grantors of Washington County, State of Utah, hereby WARRANT AND CONVEY, to "Gary Ray Nielsen, or Sharon Ann Nielsen, trustees, or successor trustee(s) of the Sharon & Gary Nielsen Trust dated November 4, 2021", as may be subsequently amended, Grantee, for the sum of Ten dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:**

Lot 274, PARADISE CANYON PHASE 4, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

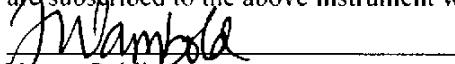
WITNESS the hand of Grantors, this 4th day of November, 2021.

  
 GARY RAY NIELSEN

  
 SHARON A. NIELSEN

STATE OF UTAH )  
 ) ss  
 COUNTY OF WASHINGTON )

On the 4th day of November, 2021, personally appeared before me, a Notary Public, GARY RAY NIELSEN AND SHARON ANN NIELSEN, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

  
 Notary Public  
 43 South 100 East, Suite 300  
 St. George, Utah 84770

