

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/21/2022 01:00:16 PM Fee \$40.00 By INFINITY
TITLE

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
JACOB SMITH
239 N Crest Line Cir
St. George, UT 84790

File Number: 2021-6328
Parcel ID: SG-ERS-3-3

Warranty Deed

Know All Men By These Presents that

Nancy L. Chavis, Trustee of THE NANCY L. CHAVIS REVOCABLE TRUST UNDER AGREEMENT dated March 15, 2011

(henceforth referred to as "Grantor") of 301 South 1200 East, 115, St. George, UT 84790, for consideration paid, hereby CONVEY(s) and WARRANTS to:

JACOB SMITH, AN UNMARRIED MAN

(henceforth referred to as "Grantee") of 239 N Crest Line Cir, St. George, UT 84790, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**ALL OF LOT THREE (3), EAST RIDGE SUBDIVISION - 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 2022 and thereafter.

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 20th day of January, 2022.

THE NANCY L. CHAVIS REVOCABLE TRUST UNDER AGREEMENT dated March 15, 2011

By: *Nancy L. Chavis*
Nancy L. Chavis, Trustee

STATE OF UTAH
COUNTY OF WASHINGTON

On this 20 day of January, 2022, before me *Emily Wilson*, a notary public, personally appeared Nancy L. Chavis, Trustee of THE NANCY L. CHAVIS REVOCABLE TRUST UNDER AGREEMENT dated March 15, 2011, 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

Emily Wilson
Notary Public

