

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
10/06/2022 03:36:54 PM Fee \$40.00 By
MCDONALD CARANO LLP

APN SG-AUB-3A-17

WHEN RECORDED MAIL DEED TO:

Cody R. Noble, Esq.
McDonald Carano LLP
2300 West Sahara Avenue, Ste. 1000
Las Vegas, Nevada 89102

MAIL TAX NOTICE TO:

David Joseph Walnum and
Nancy Rae Walnum as Co-Trustees of
The David and Nancy Walnum Family Trust,
8390 Eagle Estates Court
Las Vegas, NV 89131

WARRANTY DEED

NANCY WALNUM, Grantor, of Las Vegas, Clark County, State of Nevada, hereby CONVEYS AND WARRANTS to DAVID JOSEPH WALNUM AND NANCY RAE WALNUM AS CO-TRUSTEES OF THE DAVID AND NANCY WALNUM FAMILY TRUST (U/D/T: December 6, 2016), Grantee, for the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, all of her interest in the real property situated in Washington County, State of Utah, commonly known as 5740 S. Cardinal Wing Dr., St. George, Utah 84790, more fully described on Exhibit "A" which is attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

Witness the hand of said Grantor this 29th day of September, 2022.

Nancy Walnum
NANCY WALNUM

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 29th day of September, 2022, personally appeared before me, a Notary Public, NANCY WALNUM, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that she executed the same for purposes therein stated.

Laura R. Johnson
NOTARY PUBLIC

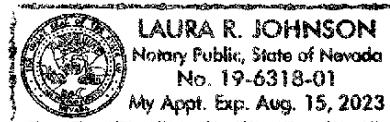


EXHIBIT "A"
Legal Description

All of Lot 17, Auburn Hills Phase 3A, a Subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.