

Warranty Deed Page 1 of 1

Gary Christensen Washington County Recorder
 04/11/2023 12:01:40 PM Fee \$40.00 By INWEST
 TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
 RALPH VAN ALSTINE
 2050 W CANYON DR UNIT 227
 ST GEORGE, UT 84770

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 300086
 MAIL TAX NOTICE TO: RALPH VAN ALSTINE
 2050 W CANYON DR UNIT 227 ST GEORGE, UT 84770

WARRANTY DEED

**RENAE R. PROCTOR, AS SUCCESSOR TRUSTEE OF THE TRUST OF NETA BURNETT DATED
 DECEMBER 14, 2004**

OF DRAPER, COUNTY OF SALT LAKE, STATE OF UT
 HEREBY CONVEY AND WARRANT TO

GRANTOR(S)

**RALPH VAN ALSTINE and GLADYS VAN ALSTINE, HUSBAND AND WIFE and CHAD VAN ALSTINE, A
 MARRIED MAN, ALL AS JOINT TENANTS**

OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UT
 FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
 THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

GRANTEE(S)

(SG-COTN-2-227)

**ALL OF LOT 227, COTTAGES NORTH PHASE II, A PLANNED UNIT DEVELOPMENT, ACCORDING TO
 THE RECORDED SURVEY MAP, AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS RECORDED NOVEMBER 25, 1986 AS ENTRY NO. 305499, IN BOOK 433, AT PAGE
 238, OF OFFICIAL RECORDS OF WASHINGTON COUNTY, STATE OF UTAH.**

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
 THE YEAR 2023 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10th day of April, 2023.

THE TRUST OF NETA BURNETT DATED
 DECEMBER 14, 2004

By: *Renae R. Proctor*
 RENAE R. PROCTOR, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

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 (ss.
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On this 10th day of April, 2023, personally appeared before me RENAE R. PROCTOR, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she is the Successor Trustee of THE TRUST OF NETA BURNETT DATED DECEMBER 14, 2004, and that said document was signed by him/her behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said RENAE R. PROCTOR, acknowledged to me that said Trust executed the same.

Atenea Ayala
 NOTARY PUBLIC

My Commission Expires: *August 2, 2025*
 Residing at: *St. George*

**INVEST TITLE**

444 EAST TABERNACLE, #B202
 ST. GEORGE, UT 84770



ATENEA AYALA
 Notary Public State of Utah
 My Commission Expires on:
 August 02, 2025
 Comm. Number: 719622