

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
07/25/2023 10:52:28 AM Fee \$40.00 By HARRISON  
LAW, LLC

**This Document Prepared By:**  
DAVID KARL HARRISON  
HARRISON LAW LLC

491 N BLUFF ST  
#301D  
Saint George, Utah 84770  
(435) 477-2248  
**After Recording, Return and**  
**Mail Tax Statements To:**  
ALAIN BEAUREGARD, as Trustee  
2255 HILL ROAD #1  
Saint George, UT 84790  
**Mail Tax Statements To:**  
ALAIN BEAUREGARD, as Trustee  
2255 HILL ROAD #1  
Saint George, UT 84790

APN: SG-RWP-1

## **WARRANTY DEED**

ALAN BEAUREGARD AKA ALAIN BEAUREGARD, an unmarried man, GRANTOR,  
Whose current mailing address is 2255 HILL ROAD #1, Saint George, UT 84790;  
HEREBY conveys and warrants to

ALAIN BEAUREGARD, as Trustee of THE ALAIN BEAUREGARD LIVING TRUST,  
U/A dated July 19, 2023, GRANTEE,

Whose mailing address is 2255 HILL ROAD #1, Saint George, UT 84790;

FOR the sum of FORTY AND NO/100 DOLLARS (\$40.00) and other good and valuable  
consideration in hand paid, the receipt of which is hereby acknowledged, all of the  
following described tract of land in the County of Washington, State of Utah:

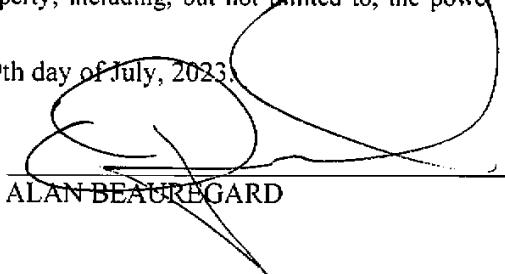
**Subdivision: RESERVE AT WEBB POINT (SG) Lot: 1**

More commonly known as 2255 HILL ROAD #1, Saint George, UT.

**SUBJECT TO** the Restrictions, Conditions, Covenants, Rights, Rights of Way, and  
Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 19th day of July, 2023.



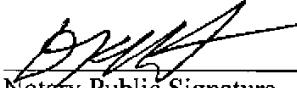
ALAN BEAUREGARD

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON COUNTY )

On this 19th day of July, 2023, before me DAVID KARL HARRISON, a Notary Public, personally appeared ALAN BEAUREGARD, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Public Seal



Notary Public Signature

