

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/28/2023 11:33:13 AM Fee \$40.00 By LEE S.
MCCULLOUGH, III, P.C. D/B/A MCCULLOUGH
LAW

Mail Tax Notice to:

The Teton Trust,
dated August 1, 2023
480 E. Foxstone Cove
Draper, UT 84020

WARRANTY DEED

GRANTOR: Edward Dennis Griffin, as his sole and separate property,

CONVEYS AND WARRANTS TO

GRANTEE: Amy Jannae Griffin, as Trustee of The Teton Trust, dated August 1,
2023,
of 480 E. Foxstone Cove, Draper, UT 84020

as a gift for no consideration the following described tract of land in Washington County, State of Utah:

Lot 29, SUNSET VIEW ESTATES, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

Tax Serial No.: LV-SUNS-29

Property Address: 458 N. 200 E., LaVerkin, UT 84745

Subject to City and/or County taxes and Assessments not delinquent; Easements Rights-of-Way
Covenants Conditions and Restrictions and Encumbrances now of record.

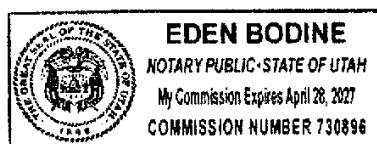
* * *

SIGNED by the Grantor on September 13, 2023.

Edward Dennis Griffin

STATE OF UTAH)
COUNTY OF UTAH)ss.)

The foregoing instrument was acknowledged before me this September 13, 2023 by Edward Dennis Griffin.



Edgar Parker
Notary Public

Notary Public