

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/04/2023 02:47:06 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Samuel Jeffery Fabrizio and Cori Schena
2685 West 430 North
Hurricane, UT 84737

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-6279042 (AS)**
A.P.N.: **H-SKRS-8-A-H-48**

Elaine George as Trustee of the Elaine George Trust u/a/d November 25, 1992 and Terry C. George as Trustee of the Terry C. George Trust u/a/d November 25, 1992, Grantor, of Magna, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

Samuel Jeffery Fabrizio, a single man and Cori Lorraine Schena as joint tenants, Grantee, of Hurricane, Washington County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of Utah:

LOT H-48, "SKY RIDGE SUBDIVISION PHASE 8-A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **4th October, 2023**.

Elaine George as Trustee of the Elaine George Trust u/a/d November 25, 1992

Elaine George Trustee
Elaine George, Trustee

Terry C. George as Trustee of the Terry C. George Trust u/a/d November 25, 1992

Terry C. George Trustee
Terry C. George, Trustee

STATE OF Utah)
County of Washington) ss.

On October 4, 2023, before me, the undersigned Notary Public, personally appeared **Elaine George as Trustee of the Elaine George Trust u/a/d November 25, 1992 and Terry C. George as Trustee of the Terry C. George Trust u/a/d November 25, 1992**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/2/25

Allison Schreiber
Notary Public

