

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/13/2023 01:29:40 PM Fee \$40.00 By  
CAPSTONE TITLE AND ESCROW, INC.

MAIL TAX NOTICE TO:  
GRANTEE  
1845 PURPLE LUPINE DRIVE  
SAINT GEORGE, UT 84790

COURTESY

## WARRANTY DEED

**MARTHA L. LEENY AND TIMOTHY K. LEENY**  
Grantor, of SAINT GEORGE, WASHINGTON County, State of UTAH,  
hereby CONVEYS and WARRANTS to

**TIMOTHY LEENY, SUCCESSOR TRUSTEE OF THE LEENY 1986 LIVING TRUST,  
UNDER AGREEMENT DATED MARCH 26, 1986, AND AMENDED FEBRUARY 22, 1991,  
AND FURTHER AMENDED MARCH 27, 2003 AND RESTATED JULY 11, 2018**  
Grantee, of SAINT GEORGE, WASHINGTON County, State of UTAH, for the sum of TEN  
DOLLARS and other good and valuable consideration, the following tract of land in  
WASHINGTON County, State of Utah, to-wit

**All of Lot 988, "SUN RIVER ST. GEORGE, PHASE 15", according to the  
Official Plat thereof, on file in the Office of the Recorder of Washington  
County, State of Utah.**

**Parcel No. SG-SUR-15-988**

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

This document is being recorded solely as a  
courtesy and an accommodation to the parties  
named herein. Capstone Title and Escrow  
hereby expressly disclaims any responsibility or  
liability for the accuracy or the content hereof.

WITNESS the hand of said grantor, this 9th day of October, 2023



*Martha L. Leeny by Timothy K. Leeny*  
MARTHA L. LEENY  
*as attorney-in-fact*  
*Timothy K. Leeny*  
TIMOTHY K. LEENY

STATE OF UTAH )  
:ss  
COUNTY OF WASHINGTON )

On the 9th day of October, 2023, personally appeared before me MARTHA L. LEENY BY TIMOTHY K. LEENY ATTORNEY IN FACT AND TIMOTHY K. LEENY the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*Jocelyn Waters*  
Notary Public

*NOTARY*

