

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
04/05/2024 11:27:07 AM Fee \$40.00 By METRO
NATIONAL TITLE

Mail Tax notice to:
Marcia Vanvleet
1825 Mathis Park Place #8
St George, Utah 84770
File No.: TE14143
Tax ID No.: SG-VGV-8

WARRANTY DEED

Gary L. Adams and Marilyn C. Adams, Trustees, or Successor Trustee(s) of the Adams Family Trust, Dated September 14, 2015

GRANTOR of , State of , hereby CONVEYS and WARRANTS TO:

MARCIA VANVLEET, UNMARRIED WOMAN

GRANTEE of , State of Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah:

Lot 8, The Villas at Green Valley Amended, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), April 2, 2024.

Gary L. Adams, Trustee
Gary L. Adams, Trustee

Marilyn C. Adams, Trustee
Marilyn C. Adams, Trustee

State of Utah

County of Washington)ss:

On 4-2- 2024, personally appeared before me, who upon being duly sworn (or affirmed) upon oath that he/she/they did sign the foregoing instrument with authority as granted in the capacity as of Gary L. Adams and Marilyn C. Adams, Trustees, or Successor Trustee(s) of the Adams Family Trust, Dated September 14, 2015, and that the said, duly acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public

