

Warranty Deed Page 1 of 1  
 Gary Christensen Washington County Recorder  
 04/25/2024 03:53:22 PM Fee \$40.00 By FNT  
 AMERICAN FORK FNTIC - 321 E STATE RD STE  
 200 UT 84003

**WHEN RECORDED RETURN TO AND****MAIL TAX NOTICES TO:**

Jenifer Coombs and Brian Coombs  
 1147 Columbine Circle  
 St. George, UT 84790

File No.: FTUT2401070-MB

**WARRANTY DEED**

**Tim Carter**

Grantor,

City of Spanish Fork, County of Utah, State of Utah, hereby CONVEY and WARRANT to

**Jenifer Coombs and Brian Coombs, wife and husband as joint tenants**

Grantee

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in St. George, State of Utah:

**For APN/Parcel ID(s): SG-BCC-2-95**

ALL OF LOT NINETY-FIVE (95), BLOOMINGTON COUNTRY CLUB NO. 2 SUBDIVISION, AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The following is shown for information purposes only:

More Commonly Known as: 1147 Columbine Circle, St. George, UT 84790

Subject to property taxes for the year 2024 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
 Tim Carter

STATE OF UTAH

COUNTY OF Utah

On this 24th day of April, in the year 2024, before me, Marnae Ballantyne, a notary public, personally appeared Tim Carter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Signature: 

