

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
04/25/2024 04:12:47 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Jenifer Coombs and Brian Coombs  
1147 West Columbine Circle  
St. George, UT 84790



File No.: 177137-MAF

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## WARRANTY DEED

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

**GRANTOR(S)**, of St George, State of Utah, hereby Conveys and Warrants to

Brian Coombs and Jenifer Coombs, Trustees of The B & J Coombs Family Trust, dated December 27, 2022,

**GRANTEE(S)**, of St. George, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

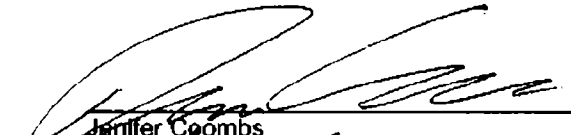

All of Lot 95, BLOOMINGTON COUNTRY CLUB NO. 2 SUBDIVISION, AMENDED & EXTENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder.

**TAX ID NO.:** SG-BCC-2-95 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

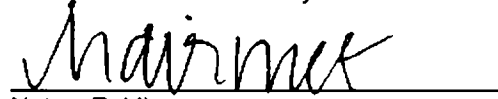
Dated this 25th day of April, 2024.

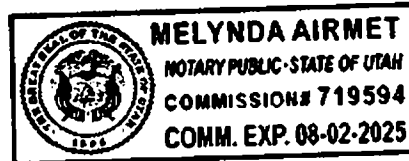
  
Jennifer Coombs  
  
Brian Coombs

STATE OF UTAH

COUNTY OF WASHINGTON

On this 25th day of April, 2024, before me, personally appeared Jenifer Coombs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


  
Notary Public



STATE OF UTAH

COUNTY OF WASHINGTON

On this 25th day of April, 2024, before me, personally appeared Brian Coombs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

