

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/04/2024 11:58:23 AM Fee \$40.00 By INFINITY
TITLE

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
THE SWENSON TRUST dated September 30, 2021
4205 W Glade Street
Hurricane, UT 84737

Mail Tax Notice To:
THE SWENSON TRUST dated September 30, 2021
4205 W Glade Street
Hurricane, UT 84737

File Number: 2024-8491
Parcel ID: H-DSP-A-90

Warranty Deed

Know All Men By These Presents that

HEATHER ANN MCGINNIS, and JOHN M. MENDIOLA

(henceforth referred to as "Grantor") of 4205 W Glade Street, Hurricane, UT 84737, for consideration paid, hereby CONVEY(s) and WARRANTS to:

MARVIN DALE SWENSON and RYKKI D'LYNN SWENSON, Trustees of THE SWENSON TRUST dated September 30, 2021

(henceforth referred to as "Grantee") of 4205 W Glade Street, Hurricane, UT 84737, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

ALL OF LOT 90, DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 3 day of June, 2024.



HEATHER ANN MCGINNIS



JOHN M. MENDIOLA

STATE OF UTAH
COUNTY OF WASHINGTON

On this 3 day of June, 2024, before me Jared Plewe, a notary public, personally appeared HEATHER ANN MCGINNIS and JOHN M MENDIOLA, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

