

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
07/11/2024 04:07:55 PM Fee \$40.00 By WEALTH  
AND ESTATE LAW GROUP PLLC

**WHEN RECORDED MAIL TO:**

WEALTH AND ESTATE LAW GROUP  
217 W. Tabernacle Street  
St. George, UT 84770

**TAX NOTICE AND MAILING ADDRESS:**

TIMOTHY LEENY  
1845 Purple Lupine Drive  
St. George, Ut 84790

SG-SUR-15-988

**WARRANTY DEED**

TIMOTHY LEENY, Successor Trustee of the LEENY 1986 LIVING TRUST under agreement dated March 26, 1986, as amended February 22, 1991, and further amended March 27, 2003, and restated July 11, 2018, Grantor, does hereby CONVEY and WARRANT to:

TIMOTHY LEENY, Grantee, for the sum of TEN DOLLARS, and other good and valuable consideration, the following described tracts of land in Silver Bow County, state of Montana:

**LEGAL DESCRIPTION:** 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

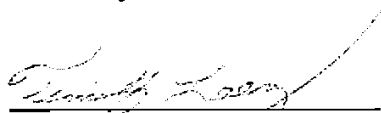
TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

Property Address: 1845 Purple Lupine Drive, St. George, UT 84790

**WITNESS** the hand of said Grantor this 11<sup>th</sup> day of July 2024.

LEENY 1986 LIVING TRUST  
under agreement dated March 26, 1986,  
as amended February 22, 1991, and  
further amended March 27, 2003, and  
restated July 11, 2018

  
TIMOTHY LEENY, Successor Trustee  
GRANTOR

*AFFIDAVIT FOR SIGNATURE WITNESSING*

STATE OF UTAH

§

COUNTY OF WASHINGTON

On this July 11, 2024, before me, JILL ALMAN, personally appeared TIMOTHY LEENY, who proved to me through satisfactory evidence of identification, to be the persons whose name is signed on the preceding or attached document in my presence.



  
JILL ALMAN - NOTARY PUBLIC