

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
11/21/2024 12:42:57 PM Fee \$40.00 By RAMPART
TITLE INSURANCE AGENCY



When recorded mail deed and tax notice to:
Jeffrey V. Yule and Erin Lesnansky
118 East 375 South
Ivins, UT 84738

WARRANTY DEED

GRANTOR(S): **Maureen J. Pendleton, Trustee of M Pendleton Family Asset Protection Trust dated 11/15/23**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Jeffrey V. Yule, and Erin Lesnansky, husband and wife as joint tenants**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County, State of Utah**:

Lot 20, MOUNTAIN SHADOW SUBDIVISION, PHASE 2, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah.

Tax ID No.: I-MSS-2-20

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WARRANTY DEED

WITNESS the hand(s) of said grantor(s), this 21st day of November, 2024.

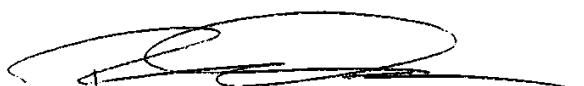
M Pendleton Family Asset Protection Trust
dated 11/15/23

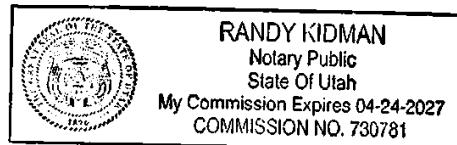
By: Maureen Pendleton, Trustee
Maureen J. Pendleton, Trustee 11/21/24

STATE OF UTAH
COUNTY OF WASHINGTON

On this 21st day of November, 2024, before me Randy Kidman, a notary public, personally appeared Maureen J. Pendleton, Trustee of M Pendleton Family Asset Protection Trust dated 11/15/23, 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



WARRANTY DEED