

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
04/03/2025 11:20:09 AM Fee \$40.00 By CUTLER
RILEY LAW

Send tax statement to:

Grantee
630 W 900 North Circle
West Bountiful, UT 84087

WARRANTY DEED

Grantor: LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, Trustee of the CARL J. ALLAN FAMILY LIVING TRUST, DATED JUNE 2, 2000, and LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, TRUSTEE OF THE LILA F. CHARLES-ALLAN FAMILY LIVING TRUST, DATED JUNE 2, 2000 (collectively the "Grantor") hereby warrants and conveys to Grantee the following described real properties situated in Washington County, Utah.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration received from the Grantee.

Grantee: JON C. CHARLES, TRUSTEE OF THE LILA F. CHARLES TRUST, DATED April 2, 2025 (the "Grantee").

Grantee Address: 630 W 900 North Circle, West Bountiful, UT 84087

Legal Description: Attached as Exhibit "A"

Parcel Number: SG-SUR-1-1D-217 and SG-SUR-1-1D-218

Subject to all easements, restrictions, rights-of-way and reservations of record and those enforceable in law and equity.

Dated April 2, 2025.

Lila F. Charles

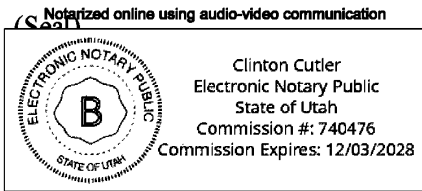
LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, Trustee of the CARL J. ALLAN FAMILY LIVING TRUST, DATED JUNE 2, 2000

Lila F. Charles

LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, TRUSTEE OF THE LILA F. CHARLES-ALLAN FAMILY LIVING TRUST, dated June 2, 2000

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on April 2, 2025, by LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, Trustee of the CARL J. ALLAN FAMILY LIVING TRUST, DATED JUNE 2, 2000, and LILA F. CHARLES a/k/a LILA F. CHARLES-ALLAN, Trustee, TRUSTEE OF THE LILA F. CHARLES-ALLAN FAMILY LIVING TRUST, DATED JUNE 2, 2000.



Clinton Cutler

Notary Public, State of Utah

EXHIBIT "A"

ALL OF LOTS 217 AND 218, SUN RIVER, PHASE 1, PLAT 1D, A PLANNED UNIT DEVELOPMENT, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

Parcel Numbers: SG-SUR-1-1D-217 and SG-SUR-1-1D-218