

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
04/21/2025 12:50:36 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:

WANDA R. ELIOPULOS, Trustee of the
George J. Eliopoulos Marital Trust
P.O. Box 489
Black Hawk, CO 84022

Parcel #SG-PDCN-4-252

WARRANTY DEED

WANDA R. ELIOPULOS, Trustee of the GEORGE J. ELIOPULOS TRUST dated May 8, 2014, Grantor, does hereby CONVEY and WARRANT to WANDA R. ELIOPULOS, Trustee of the GEORGE J. ELIOPULOS MARITAL TRUST u/d/t dated May 8, 2014, Grantee, for the sum of TEN DOLLARS, and other good and valuable consideration, as to Grantor's undivided 50% interest in and to the tract of land situated in Washington County, State of Utah, as more particularly described below:

LEGAL DESCRIPTION: All of Lot 252, PARADISE CANYON PHASE 4, according to the Official Plat thereof, on file and of record, 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: 1739 N. Cedar Drive, St. George, UT 84770

WITNESS the hand of said Grantor on this 17 day of ^{April}~~March~~, 2025.

Dated: ^{April}~~March~~ 17, 2025

Wanda R. Eliopoulos
WANDA R. ELIOPULOS, Trustee of the
GEORGE J. ELIOPULOS TRUST dated
May 8, 2014

ACKNOWLEDGMENT

STATE OF UTAH)
) §
COUNTY OF WASHINGTON)

On this 17th day of April, 2025, before me WESLEY ARCH WINSOR, a notary public, personally appeared WANDA R. ELIOPULOS, as Trustee of the George J. Eliopulos Trust dated May 8, 2014, proved on the basis of satisfactory evidence to the person whose name is subscribed to this instrument and acknowledged she executed the same.

Witness my hand and official seal.

Wesley Arch Winsor

(seal)

