

Mail Tax Notices to Trustee at:
Jeff & Neisha Burnett
568 East 100 South
Hyrum, Ut 84319

DOC # 20250014489

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
04/28/2025 04:00:51 PM Fee \$ 40.00
By BURNETT NEISHA



Tax ID No: **W-KR-2-133**
Jeffery Ryan Burnett

WARRANTY DEED

Jeffery Ryan Burnett, as sole Owner of the property listed below, in exchange for good and valuable consideration, hereby convey(s) and warrants(s) to

Jeffery Ryan Burnett and Neisha Marie Burnett, Trustees of the
JEFFERY R AND NEISHA M BURNETT TRUST *dated Jan 27, 2025*

1. that certain real property located in **WASHINGTON** County, Utah commonly known as **180 N 1100 E #133, WASHINGTON, UT 84780**, and further described as follows:

ALL OF LOT 133, AMENDED KING'S ROW ESTATES NO. 2 SUBDIVISION 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 and enforceable in law and subject to general property taxes for the current year and thereafter.

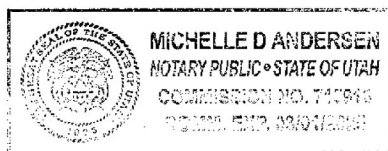
THE INDIVIDUAL, WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE HAS EXECUTED THIS DEED IN HIS AUTHORIZED CAPACITY.

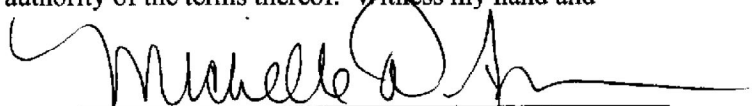
Witness the hand of Grantor this 27th day of January, 2025


Jeffery Ryan Burnett, Grantor

STATE OF UTAH)
)ss.
COUNTY OF WASHINGTON)

On this 27th day of January, 2025, personally appeared before me, **Jeffery Ryan Burnett**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he duly acknowledged that he is a Grantor & a Trustee of **THE JEFFERY R AND NEISHA M BURNETT TRUST** and that he executed this instrument in behalf of said Trust as Grantor & Trustee by authority of the terms thereof. Witness my hand and official seal




NOTARY PUBLIC