

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
08/22/2025 03:03:24 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Lynn B. Spencer & Shannon Spencer
31 Webb St
La Verkin, UT 84745

File Number: STG-80079-LH/ACCM
Parcel ID: LV-HT-31

Warranty Deed

Lynn B. Spencer and Shannon Spencer, Trustees of The Lynn B. Spencer Family Inter Vivos Revocable Trust Agreement Dated September 8, 1975, as amended and re-stated December 19, 2005

Grantor, hereby CONVEY(S) IN WARRANTY to

Lynn B. Spencer and Shannon Spencer, as joint tenants

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

PARCEL 1:

**ALL OF LOT 31, HILLSIDE TERRACE, A PLANNED UNIT DEVELOPMENT,
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF
THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.**

PARCEL 1A:

**TOGETHER WITH AND SUBJECT TO A RIGHT AND EASEMENT OF ENJOYMENT
IN AND TO THE COMMON AREAS, COMMUNITY FACILITIES AND
RECREATIONAL FACILITIES APPURTENANT TO THE ABOVE DESCRIBED
PROPERTY.**

APN: #LV-HT-31

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

Courtesy Recording

This document is being recorded as a courtesy and an accommodation to the parties named therein.
EAGLE GATE TITLE INSURANCE AGENCY, INC.
hereby expressly disclaims any responsibility for liability for the accuracy of the content thereof.

WITNESS, the hand of said grantor, this 22 day of August, 2025

Lynn B. Spencer and Shannon Spencer, Trustees of The Lynn B. Spencer Family Inter Vivos Revocable Trust Agreement Dated September 8, 1975, as amended and re-stated December 19, 2005

Lynn B. Spencer
Lynn B. Spencer, Trustee

Shannon M. Spencer
Shannon M. Spencer, Trustee

STATE OF UTAH
COUNTY OF WASHINGTON

On this 22 day of August, 2025, before me
Kallie Egbert, a notary public, personally appeared
Lynn B. Spencer and Shannon Spencer, Trustees of The Lynn B. Spencer Family Inter Vivos Revocable Trust Agreement Dated September 8, 1975, as amended and re-stated December 19, 2005 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

Kallie Egbert
Notary Public

