0 0 7 8 3 0 5 6 Bk 1490 P9 0350 RUSSELL SHIRTS \* WASHINGTON CO RECORDER 2002 SEP 27 15:23 PM FEE \$10.00 BY LP FDR: ROPISON DAN

WHEN RECORDED MAIL TO: STEPHEN C. BRADFORD and JANET L. BRADFORD, Trustees 4491 S Cold River Drive St. George, UT 84790

## WARRANTY DEED

STEPHEN C. BRADFORD and JANET L. BRADFORD, Husband and Wife as Joint Tenants, of St. George, County of Washington, State of Utah, as GRANTORS, hereby

## **CONVEY AND WARRANT to**

STEPHEN C. BRADFORD and JANET L. BRADFORD, Trustees of the STEPHEN C. and JANET L. BRADFORD FAMILY TRUST, dated September 23, 2002, as GRANTEES, of 4491 S Cold River Drive, St. George, UT 84790, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Washington County, State of Utah:

All of Lot 38, SUN RIVER PHASE 1, PLAT 1B AMENDED, a Planned Unit Development, according to the Official Plat thereof, recorded in the Office of the County Recorder of the County.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hands of said GRANTORS this 23 day of September 2002.

STEPHEN C. BRADFORD

Janet L. Dragford

STATE OF UTAH

) ss.

COUNTY OF WASHINGTON

On this 23<sup>rd</sup> day of Scottman 2002, personally appeared before me STEPHEN C. BRADFORD and JANET L. BRADFORD, the signers of the foregoing WARRANTY DEED, who duly acknowledged to me that they executed the same.

Notary Public

Residing at St. George, Utah

NOTARY PUBLIC
JENNIFER RACKER
923 S. RIVER RD.
SUITE #201
ST. GEORGE, UT 84780
MY COMM EXP. 01-16-2003
STATE OF UTAH