

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
07/12/2024 09:11:38 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
John A. Francis and Jane A. Francis
PO BOX 179
Macky, ID 83251



File No.: 177496-KLP

WARRANTY DEED

Franklyn David Orlando and Pearl Pauline Orlando, trustees of Franklyn and Pearl Orlando 2015 Revocable Trust, dated July 13, 2022,

GRANTOR(S), of St. George, State of Utah, hereby Conveys and Warrants to

John A. Francis and Jane A. Francis, husband and wife as joint tenants,

GRANTEE(S), of Macky, State of Idaho

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

All of Lot 7, OLD FARMERS SUBDIVISION - PHASE 2, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: **OFMS-2-7-DVF** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10 day of July, 2024.

Franklyn and Pearl Orlando 2015 Revocable Trust, dated July 13, 2022

BY: [Signature]
Franklyn David Orlando
Trustee

BY: [Signature]
Pearl Pauline Orlando
Trustee

STATE OF UTAH

COUNTY OF WASHINGTON

On this 10 day of July, 2024, before me, personally appeared Franklyn David Orlando and Pearl Pauline Orlando, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of Franklyn and Pearl Orlando 2015 Revocable Trust, dated July 13, 2022.

[Signature]
Notary Public



Affidavit Page 1 of 2

Gary Christensen Washington County Recorder
07/18/2024 04:09:34 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

When recorded, return to:
Cottonwood Title Ins. Agency, Inc.
1996 East 6400 South, Ste 120
Salt Lake City, UT 84121
177496-KLP

AFFIDAVIT OF SCRIVENER'S ERROR


The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Licensed Title Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. Cottonwood Title Insurance Agency, Inc. recorded the following document in the office of the Washington County Recorder:
 - 1.) **Warranty Deed recorded July 12, 2024 as Entry No. 20240021915**
4. This affidavit is being recorded to correct an error in the legal description, as shown in the above referenced document.

The correct legal description is attached as Exhibit A

Parcel No. OFMS-2-7-DV

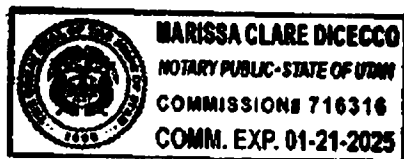
Dated this 18th day of July, 2024



 Kristi Nelson

State of Utah
County of Salt Lake

Subscribed and sworn to before me the 18th day of July, 2024, by Kristi Nelson.





 NOTARY PUBLIC

File No. 177496-KLP.

EXHIBIT A
PROPERTY DESCRIPTION

All of Lot 7, OLD FARMS SUBDIVISION - PHASE 2, according to the official plat thereof as recorded in the office of the Washington County Recorder.

Tax Id No.: OFMS-2-7-DVF