

Quit Claim Deed Page 1 of 3
Gary Christensen Washington County
Recorder
09/03/2021 10:34:10 AM Fee \$40.00 By
AMROCK, LLC

Recording Requested By:

George J. Eliopulos
P.O. Box 100
Rollinsville, CO 80474

After Recording Mail To:

George J. Eliopulos, et al
P.O. Box 100
Rollinsville, CO 80474

Mail Tax Statements To:

George J. Eliopulos, et al
P.O. Box 100
Rollinsville, CO 80474

70945490-7591714

APN: SG-PDCN-4-252

QUITCLAIM DEED

George J. Eliopulos and Wanda R. Eliopulos, husband and wife, GRANTOR,

Whose current mailing address is P.O. Box 100, Rollinsville, CO 80474

HEREBY quitclaim to

George J. Eliopulos and Wanda R. Eliopulos, Trustees of the George J. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest; and Wanda R. Eliopulos and George J. Eliopulos, Trustees of the Wanda R. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest, GRANTEE,

Whose current mailing address is P.O. Box 100, Rollinsville, CO 80474

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Washington County, State of Utah:

ALL OF LOT 252, PARADISE CANYON PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

AND more commonly known as: 1739 North Cedar Drive, Saint George, UT 84770

Prior Recorded Doc. Ref.: Deed: Recorded: _____; Book _____, Page _____,
Doc. No. _____

SUBJECT TO ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

When the context requires, singular nouns and pronouns, include the plural.

PRO

70945490QDXXI020102



(Attached to and becoming a part of Quitclaim Deed dated 8/30/21 between George J. Eliopulos and Wanda R. Eliopulos, husband and wife, as Seller(s) and George J. Eliopulos and Wanda R. Eliopulos, Trustees of the George J. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest; and Wanda R. Eliopulos and George J. Eliopulos, Trustees of the Wanda R. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest, as Purchaser(s).)

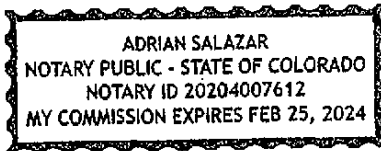
WITNESS my/our hand(s), this 30 day of AUG, 20 21.

George J. Eliopulos Wanda R. Eliopulos
George J. Eliopulos Wanda R. Eliopulos

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss

The foregoing instrument was acknowledged before me this 30 day, AUG, 20 21, by George J. Eliopulos and Wanda R. Eliopulos.

NOTARY STAMP/SEAL



Adrian Salazar
NOTARY PUBLIC
Title: NOTARY PUBLIC
MY Commission Expires: 2/25/24
Residing in COLORADO



(Attached to and becoming a part of Quitclaim Deed dated 8/30/21 between George J. Eliopulos and Wanda R. Eliopulos, husband and wife, as Seller(s) and George J. Eliopulos and Wanda R. Eliopulos, Trustees of the George J. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest; and Wanda R. Eliopulos and George J. Eliopulos, Trustees of the Wanda R. Eliopulos Trust, dated May 8, 2014, as to an undivided 50% interest, as Purchaser(s).)

WITNESS my/our hand(s), this 30 day of Aug., 2021.

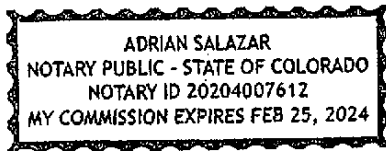
George J. Eliopulos
George J. Eliopulos

Wanda R. Eliopulos
Wanda R. Eliopulos

STATE OF Colorado)
COUNTY OF Jefferson) ss

The foregoing instrument was acknowledged before me this 30 day, Aug., 2021, by George J. Eliopulos and Wanda R. Eliopulos.

NOTARY STAMP/SEAL



Adrian Salazar
NOTARY PUBLIC
Title: NOTARY PUBLIC
MY Commission Expires: 2/25/24
Residing in COLORADO



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)

