

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
11/21/2024 12:42:57 PM Fee \$40.00 By RAMPART
TITLE INSURANCE AGENCY



When recorded mail deed and tax notice to:
Jeffrey V. Yule and Erin Lesnansky
118 East 375 South
Ivins, UT 84738

WARRANTY DEED

GRANTOR(S): **Maureen J. Pendleton, Trustee of M Pendleton Family Asset Protection Trust dated 11/15/23**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Jeffrey V. Yule, and Erin Lesnansky, husband and wife as joint tenants**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County, State of Utah**:

Lot 20, MOUNTAIN SHADOW SUBDIVISION, PHASE 2, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah.

Tax ID No.: I-MSS-2-20

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WARRANTY DEED

WITNESS the hand(s) of said grantor(s), this 21st day of November, 2024.

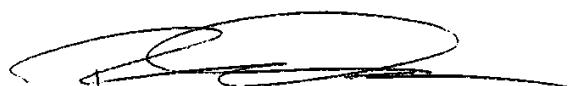
M Pendleton Family Asset Protection Trust
dated 11/15/23

By: Maureen J. Pendleton, Trustee
Maureen J. Pendleton, Trustee 11/21/24

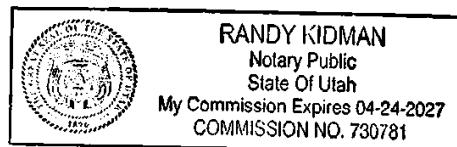
STATE OF UTAH
COUNTY OF WASHINGTON

On this 21st day of November, 2024, before me Randy Kidman, a notary public, personally appeared Maureen J. Pendleton, Trustee of M Pendleton Family Asset Protection Trust dated 11/15/23, 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



Notary Public



WARRANTY DEED

File No.: 7389-24

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Affidavit Page 1 of 1
 Gary Christensen Washington County Recorder
 12/10/2024 11:29:14 AM Fee \$40.00 By RAMPART
 TITLE INSURANCE AGENCY

When Recorded Mail Tax Notice To:

Jeffrey V. Yule and Erin Lesnansky
 118 East 375 South
 Ivins, UT 84738

SCRIVENER'S AFFIDAVIT (CORRECTIVE)

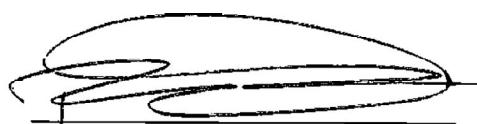
The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Washington 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 currently employed as an Escrow Officer by Rampart Title Insurance Agency, LLC. and my job responsibilities include preparing and examining Deeds, Deeds of Trust, etc.
3. I am familiar with certain Warranty Deed recorded November 21, 2024 as Entry No. 20240037184 of Official Records, with Maureen J. Pendleton, Trustee of M Pendleton Family Asset Protection Trust dated 11/15/23, as Grantors and Jeffrey V. Yule, and Erin Lesnansky, husband and wife as joint tenants, as Grantees.
4. Due to a Clerical Error on said instrument, the Legal Description was in error and misspelled the name of the subdivision.
5. Therefore by these presents, the Legal Description is corrected to have an "s" added to the name of "Mountain Sahdows Phase 2" subdivision, being the correct name of the subdivision.
6. The Legal Description on the Warranty Deed is hereby corrected to read as follows:

Lot 20, MOUNTAIN SHADOWS SUBDIVISION, PHASE 2, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah. Tax Parcel Number I-MSS-2-20.

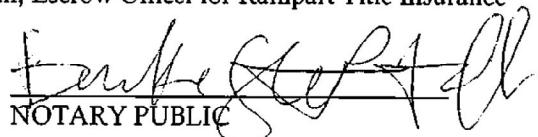
7. Further affiant sayeth not.

STATE OF UTAH)
 :ss
 COUNTY OF WASHINGTON)



Randy Kidman
 Escrow Officer

Subscribed and sworn to before me, by Randy Kidman, Escrow Officer for Rampart Title Insurance Agency, LLC, this 10th day of December, 2024.



NOTARY PUBLIC

