

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/29/2022 11:14:03 AM Fee \$40.00 By SOLIDIFI
TITLE AGENCY OF UTAH, LLC

LUT-UTLC-3653106-P

When Recorded Mail Document and Tax Notice To:

Jerad Raines and Megan Raines
1876 N Mountain View Dr
Washington, UT 84780

WARRANTY DEED

JOHN RICK NEILSON AND SHERYLL LYNNE NEILSON, TRUSTEES OF THE NEILSON FAMILY TRUST, DATED NOVEMBER 19, 2014, Grantor(s) of WASHINGTON County, State of Utah

hereby CONVEYS and WARRANTS to

JERAD RAINES AND MEGAN RAINES, HUSBAND AND WIFE, Grantee(s) of WASHINGTON County, State of Utah

for the sum of Ten DOLLARS and other good and valuable consideration, the following described tract of land in WASHINGTON COUNTY, State of Utah, to-wit:

LOT 139, THE TERRACES AT GREEN SPRING PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PARCEL ID #W-TAGS-2-139

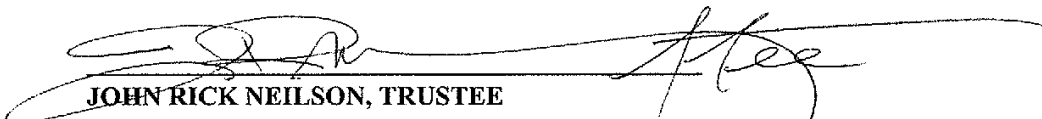
THIS BEING THE SAME PROPERTY CONVEYED TO JOHN RICK NEILSON AND SHERYLL LYNNE NEILSON, TRUSTEES OF THE NEILSON FAMILY TRUST, DATED NOVEMBER 19, 2014 FROM KAR CO-8, LLC, A UTAH LIMITED LIABILITY COMPANY IN A DEED DATED NOVEMBER 2, 2020 AND RECORDED NOVEMBER 3, 2020, AS INSTRUMENT NO. 20200062404.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 property taxes and thereafter.

Commonly known as 1876 N Mountain View Dr, Washington, UT 84780

Witness the hand of said Grantor this 28 day of March, 2022.

THE NEILSON FAMILY TRUST, DATED NOVEMBER 19, 2014



JOHN RICK NEILSON, TRUSTEE

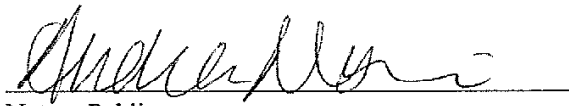


SHERYLL LYNNE NEILSON, TRUSTEE

STATE OF UTAH }
 :ss.
COUNTY OF Washington }

On this 28th day of March, in the year 2022, before me, a notary public, personally appeared before me, **JOHN RICK NEILSON AND SHERYLL LYNNE NEILSON, TRUSTEES OF THE NEILSON FAMILY TRUST, DATED NOVEMBER 19, 2014**, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.



Notary Public
My commission expires:

