



**WHEN RECORDED MAIL DEED TO:**

Aaron D. Randall  
Thompson, Randall & Mellen, P.C.  
187 North 100 West  
St. George, Utah 84770

**MAIL TAX NOTICE TO:**

Fred and Maxine Scott  
1996 West 1940 North  
St. George, Utah 84770

Tax ID No. SG-IWS-3-86

**SPECIAL WARRANTY DEED**

FRED SCOTT AND MAXINE SCOTT, grantor(s) of St. George, County of Washington, State of Utah:

REMISES, GRANTS, AND ASSIGNS to

FRED SCOTT AND MAXINE SCOTT, Trustees, or their successors in trust, under THE SCOTT FAMILY TRUST, dated November 8, 2022, grantee(s), of Washington County, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, all their interest in and to the following described real property in the County of Washington, State of Utah:

**LOT EIGHTY-SIX (86), IRONWOOD SUBDIVISION – PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.**

TOGETHER SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions, and Restrictions now of record.

WITNESS the hand(s) of said grantor(s), the 8th day of November 2022.

FRED SCOTT

MAXINE SCOTT

STATE OF UTAH )  
 ) :SS  
COUNTY OF WASHINGTON )

On the 8th day of November 2022, before me, TRICIA BEACH, a Notary Public, personally appeared, FRED SCOTT AND MAXINE SCOTT, proved on the basis of satisfactory evidence to be the persons whose name is subscribed to this instrument, and acknowledged that they executed the same. witness my hand and official seal.



NOTARY PUBLIC