

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
01/03/2023 12:33:42 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

**When Recorded Mail Deed and
Tax Notice to Grantees:**

Brian & Jenifer Coombs
1964 W. 430 N. Cir
St. George, UT 84770

Parcel No.: SG-TCSB-1-41

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

WARRANTY DEED

BRIAN COOMBS and JENIFER COOMBS, Husband and Wife, as Joint Tenants,
Grantors, of St. George, County of Washington, State of Utah,

hereby CONVEY AND WARRANT to

BRIAN COOMBS and JENIFER COOMBS, Trustees of THE B & J COOMBS FAMILY TRUST,
dated December 27, 2022,

Grantees, of St. George, County of Washington, State of Utah,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property located in **Washington** County, State of **Utah**, to wit:

Lot 41, TWIN CREEKS AT STONEBRIDGE, PHASE 1, according to the Official Plat thereof on file and of record in the Office of the Washington County Recorder.

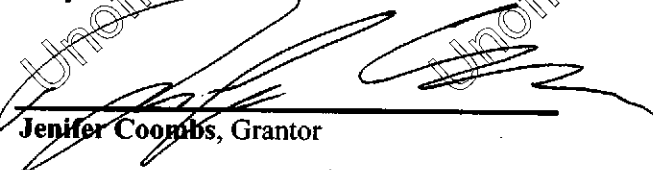
TOGETHER WITH all improvements and appurtenances there unto belonging; and

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hands of said Grantors this 27th day of December 2022.



Brian Coombs, Grantor



Jenifer Coombs, Grantor

State of Utah)
) ss.
County of Washington)

On this 27th day of December, in the year 2022, before me, a notary public, personally appeared **Brian Coombs and Jenifer Coombs**, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal.





Notary Public