

Recording requested by:
Venus Title Utah LLC

After Recording Return To:
Julie Ann Watson and Roger L. Marshall
2034 West 1940 North
St. George, UT 84770

File Number: 9645-23-UT
Parcel ID: SG-IWS-3-89

Warranty Deed

Know All Men By These Presents that I, **Boyd L. Mitton, Trustee of The Mitton-Emmett Family Trust, dated the 23rd day of July 2009**, of **St. George, UT**, for consideration paid, grant to **Julie Watson, and Roger L. Marshall, as joint tenants**, of St. George, UT, with **WARRANTY COVENANTS**

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record

In Witness Whereof I, the said, **Boyd L. Mitton, Trustee of The Mitton-Emmett Family Trust, dated the 23rd day of July 2009**, hereunto set my hands and seals this 1st day of September, 2023.

The Mitton-Emmett Family Trust, dated the 23rd day of July 2009

By: Boyd L. Mitton 9-1-2023
Boyd L. Mitton, Trustee *Trustee*

STATE OF UTAH
COUNTY OF UTAH

On this 1st day of September, 2023, before me Branda Hansen, a notary public, personally appeared Boyd L. Mitton, Trustee of The Mitton-Emmett Family Trust, dated the 23rd day of July 2009, 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



EXHIBIT "A"
Property Description

Lot 89, Ironwood Subdivision Phase 3, according to the Official Plat thereof on file and of record in the office of the Washington County Recorder, State of Utah.

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