

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
09/08/2023 10:48:20 AM Fee \$40.00 By AMICUS  
TITLE AND ESCROW SERVICES

**Amicus Title & Escrow Services, LLC**  
**Mail Tax Notices to Grantee and**  
**WHEN RECORDED RETURN TO:**  
**Donna Johnson and Jeff Johnson**  
**1331 N Dixie Downs #78**  
**St. George, UT 84770**  
**File No.: AM2285-SH**

**WARRANTY DEED**

**GRANTOR(S): J. Wayne Fagg and Carmen B. Fagg as Co-Trustees for the J. Wayne Fagg and Carmen B. Fagg Revocable Living Trust dated November 21, 2003**

hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Donna Messina Johnson and Jeffery Alan Johnson, Wife and Husband 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 78, VISTA RIDGE ESTATES PHASE II, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

**TOGETHER WITH and subject to a right and easement of enjoyment in and to the Common Areas, Community Facilities and Recreational Facilities appurtenant to the above described property.**

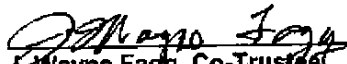
Tax Parcel No.: SG-VR-2-78

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

Signature and Notary Acknowledgement attached to Warranty Deed  
Tax Parcel No.: SG-VR-2-78

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 9 day of September, 2023.

The J. Wayne Fagg and Carmen B. Fagg  
Revocable Living Trust, dated November 21, 2003

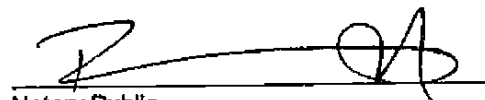
  
J. Wayne Fagg, Co-Trustee

  
Carmen B. Fagg, Co-Trustee

State of Utah                    }  
  }ss.  
County of Washington        }

On this 9 day of September, 2023, personally appeared before me, J. Wayne Fagg and Carmen B. Fagg, as Co-Trustees of the the J. Wayne Fagg and Carmen B. Fagg Revocable Living Trust dated November 21, 2003, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same on behalf of the trust.

Witness my hand and official seal.

  
Notary Public

