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DOC # 20230034828

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
11/20/2023 09:17:30 AM Fee \$ 40.00
By SNOY PHILLIP



This instrument was prepared by:

Phillip and Nanette Snoy

2031 E Colorado Dr #309

St George, UT 84770

Mail Tax Notice

Once recorded, return to:

Phillip and Nanette Snoy

2031 E Colorado Dr #309

St George, UT 84770

This Space for Recorder's Use Only.

Utah Quitclaim Deed

State of Utah

County of Washington

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

\$0.00 US Dollars (\$ \$0.00) in hand, paid to

Phillip Jeff Snoy and Nanette B Snoy, Joint Tenants

with an address of 2031 E Colorado Drive #309, St George, Ut, 84770

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

J and N Revocable Living Trust ^{*dated*} 11/17/23, Trust Phillip J. Snoy + Nanette B. Snoy *Trustees*

with an address of 2031 E Colorado Drive #309, St George, UT 84770

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Washington County, Utah, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 888757 Serial SG-RCP-3-309

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Phillip and Nanette Snoy

Address: 2031 E Colorado Drive #309, St George, UT 84770



TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Phillip Jeff Snoy Date: 11/17/2023
Printed Name: Phillip Jeff Snoy

Grantor Signature: Nanette B Snoy Date: 11/17/2023
Printed Name: Nanette B Snoy

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

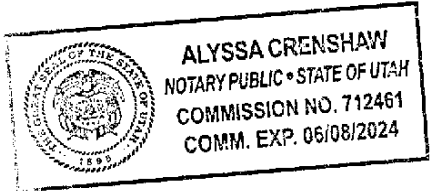
State of Utah)
County of Washington)

On November 17, 2023 before me, Alyssa Crenshaw,
personally appeared Phillip Jeff Snoy and Nanette B Snoy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alyssa Crenshaw
Printed Name Alyssa Crenshaw
My Commission Expires 06/08/2024



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 309, Red Cliffs Park Phase 3, according to the official plat thereof, on file in the Office of the Recorder of Washington County, State of Utah