

Prepared By:
Security Title Company of Garfield County
15 N. Main Street
Panguitch, UT 84759

Ent 283587 Bk 564 Pg 755
Date: 03-OCT-2022 2:18:58PM
Fee: \$40.00 Charge Filed By: BT
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: SECURITY TITLE CO

When Recorded, Mail Deed and Tax Notice To:
Mahesh Dugal and Jasmine Dugal
3459 St Rose Parkway Suite 120-420
Henderson, NV 89052

WARRANTY DEED

Robert F. Nelson and Theresa J. Nelson, Trustees of the Nelson Family Trust dated April 5, 1999 and totally amended and restated October 16, 2014, of Las Vegas, Clark County, Nevada. GRANTORS.

Hereby CONVEY(S) and WARRANT(S) to

Mahesh Dugal and Jasmine Dugal, husband and wife as joint tenants, of Henderson, Clark County, Nevada, GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Garfield County, State of Utah, to-wit:

All of Unit 17, DEER TRAIL VILLAGE FOREST RECREATION TOWNHOMES, Phase 1, Amended, a Subdivision according to the Official Plat thereof, recorded in the office of the County Recorder of said County.

Tax Parcel No.: 23-0026-0017

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

3098

WITNESS the hand of said grantor(s), this 29th day of September, 2022.

Robert F. Nelson and Theresa J. Nelson, Trustees of the Nelson Family Trust dated April 5, 1999 and totally amended and restated October 16, 2014

BY: [Signature]
Robert F. Nelson

BY: [Signature]
Theresa J. Nelson

STATE OF UTAH

COUNTY OF Garfield

On this day personally appeared before me to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th of September, 2022.

[Signature]
Notary Public
Printed Name: Jodi Hurdsmann
My Commission Expires: 10/09/2024
Residing at Wagon

