

Warranty Deed Page 1 of 1
Russell Shirts Washington County Recorder
10/15/2015 02:12:06 PM Fee \$14.00 By
INVEST TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
HUNTER WIXOM

83 WEST 680 NORTH
HURRICANE, UT 84737

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INVEST TITLE SERVICES, INC. ORDER # 221476
MAIL TAX NOTICE TO: HUNTER WIXOM

RESPA

WARRANTY DEED

JERRY P. PACHECO JR. AND BRITTNE K. PACHECO,

GRANTOR(S)

OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

R. HUNTER WIXOM, AN UNMARRIED MAN

GRANTEE(S)

OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

(H-SAGP-1-35-A)


**LOT 35, SAGE POINTE SUBDIVISION (PHASE 1), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN
THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.**

ALSO:

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 35, SAGE POINTE SUBDIVISION (PHASE 1); AND RUNNING
THENCE NORTH 54°36'07" WEST, ALONG THE LOT LINE, 112.07 FEET TO THE NORTHEAST CORNER OF SAID
LOT 35; THENCE SOUTH 57°50'11" EAST 119.72 FEET; THENCE SOUTH 83°16'00" WEST 10.07 FEET TO THE
POINT OF BEGINNING.**

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2015 AND THEREAFTER.

WITNESS THE HAND(S) OF SAID GRANTOR(S), THIS 13 DAY OF October, 2015.



JERRY P. PACHECO Jr.

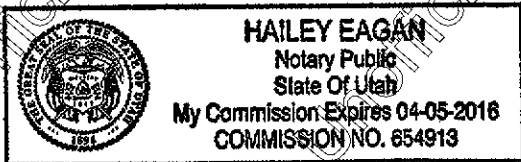



BRITTNE K. PACHECO

ACKNOWLEDGMENT

STATE OF UTAH)
) (ss.
COUNTY OF WASHINGTON)

On this 13th day of October, 2015, personally appeared before me JERRY P. PACHECO Jr. and BRITTNE K. PACHECO, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.





NOTARY PUBLIC

My Commission Expires: 4-5-16
Residing at: St. George, UT.


INVEST TITLE SERVICES, INC.
444 EAST TABERNACLE, #B202
ST. GEORGE, UT 84770