

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
09/24/2020 02:45:34 PM Fee \$40.00 By FIRST
AMERICAN ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Justin Rubio and Leonor Rosario Alvarez
Turpo
1630 East 2450 South #3
St. George, UT 84790

FIRST AMERICAN TITLE CO. OF UTAH
ACCOMMODATION RECORDING ONLY
NOT EXAMINED

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: 363-6076700 (AS)
A.P.N.: SG-PDES-1-3

Justin Robert Rubio, Grantor, of **St. George, Washington** County, State of **Utah**, hereby CONVEYS
AND WARRANTS only as against all claiming by, through or under it to

Justin Robert Rubio and Leonor Rosario Alvarez Turpo, Husband and Wife as Joint Tenants,
Grantee, of **St. George, Washington** County, State of **Utah**, for the sum of Ten Dollars and other
good and valuable considerations the following described tract(s) of land in **Washington** County, State
of **Utah**:

**LOT 3, PAINTED DESERT ESTATES PHASE NO. 1 AN EXPANDABLE PLANNED UNIT
DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN
THE WASHINGTON COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for
the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this 24 September, 2020

Justin Robert Rubio
Justin Robert Rubio

A.P.N.: SG-PDES-1-3

Special Warranty Deed - continued

File No.: 363-6076700 (AS)

STATE OF Utah
County of Washington) ss.

On Sept 24, 2020

, before me, the undersigned Notary Public, personally appeared **Justin Robert Rubio**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 9.2.21

 Allison
Notary Public

