

Warranty Deed Page 1 of 3

Russell Shirts Washington County Recorder
11/20/2020 01:34:35 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

After Recording Return To:
Paul C. Barton
695 North 500 West
St George, UT 84770

File Number: STG-88208-KL
Parcel ID: SG-HC-14

Warranty Deed

COURTESY RECORDING

This document is being recorded as a courtesy
and an accommodation to the parties named therein.

EAGLE GATE TITLE INSURANCE AGENCY INC.

hereby expressly disclaims any responsibility or
liability for the accuracy of the content thereof.

Paul C Barton,

Grantor, hereby CONVEY(S) IN WARRANTY to

Paul C Barton and Kalie Eardley, Husband and Wife, as Joint Tenants,

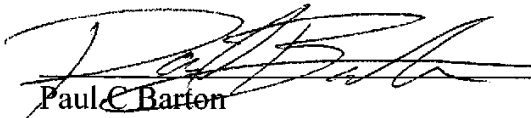
Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the
following tract of land in Washington County, State of Utah, to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and
enforceable in law and subject to 2020 taxes and thereafter.

WARRANTY DEED

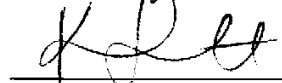
WITNESS, the hand of said grantor, this 17 day of November, 2020


Paul C Barton

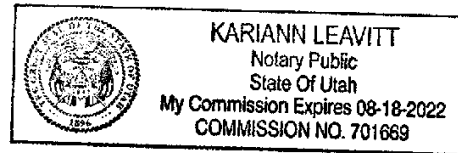
STATE OF UTAH
COUNTY OF WASHINGTON

On this 17 day of November, 2020, before me Kariann Leavitt,
a notary public, personally appeared Paul C Barton, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this
instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public



WARRANTY DEED

Eagle Gate Title Insurance Agency, Inc
File STG-88208-KL

Exhibit "A": Legal Description

Unit No. 14, contained within the HIDDEN COVE CONDOMINIUMS, a Utah condominium project, as the same is identified in the Record of Survey Map recorded April 23, 1984 as Entry No. 260666, records of Washington County, State of Utah, and as further defined and established in the Declaration of Covenants, Conditions and Restrictions of Hidden Cove Condominiums, recorded April 23, 1984 as Entry No. 260667 in Book 348 at Page 39, and any amendments and/or supplements thereto.

TOGETHER WITH: (a) The undivided ownership interest in said condominium project's Common Areas and Facilities which is appurtenant to said unit. (the referenced Declaration may provide for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The nonexclusive right to use and enjoy the Common Areas and Facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

APN(S): SG-HC-14