

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/08/2021 02:39:28 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:
Cassie Bauer
3605 South Price Hills Drive
St. George, UT 84790

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

SPECIAL WARRANTY DEED

ACCOMMODATION ONLY
A.P.N.: **SG-DHS-3-87**

Cassie Bauer, Grantor, of **St. George, Washington** County, State of **Utah**,

hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Cassie Bauer and Thomas Beckett, 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 87, DESERT HILLS SUBDIVISION PHASE 3, 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 **2021** and thereafter.

Witness, the hand(s) of said Grantor(s), this **January** 8th, **2021**.

ACCOMMODATION

A.P.N.: **SG-DHS-3-87**

Special Warranty Deed - continued

File No.: **363-6084078 (NO)**


Cassie Bauer

STATE OF Utah)
County of Washington) ss.

On January 8, 2021, before me, the undersigned Notary Public, personally appeared **Cassie Bauer**, 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:

2/8/2022


Notary Public

