

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 8<sup>th</sup>, 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.

  
**Notary Public**

My Commission Expires:

2/8/2022