DOC ID 20210024867

Warranty Deed Page Rof 2
Gary Christensen Washington County Recorder
04/07/2021 04/39:45 PM Fee \$40.00 By CF TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT: 2414 SOUTH 780 WEST, HURRICANE, UT. 84737



Tax Parcel No(s):: H-SCAN-1-120

WARRANTY DEED

SCOTITIR. SWENSEN AND STEPHANIE A! SWENSEN (hereafter referred to as "Granton"), in exchange to good and valuable consideration, hereby convey(s) and warrant(s) to

DONNA HANSON!!!

the certain real property located in WASHINGTON County, Utah, which is described as follows:

See Attached Exhibit "A"

(Street Address(es) (if any) for Reference Purposes): 2414 SOUTH 780 WEST, HURRICANE, UT 84737

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

Witness the hand of Grantor this ____ hay of APRIL, 2021,

SCOTT R. SWENSEN

STATE OF UTAH

) ss.

COUNTY OF WASHINGTON ...

NOTARYPUBLIC

STEPHANIE A SWENSEN

RICHARD BRIGGS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 714452
COMM. EXP. 10-02-2024

20210024867 04/07/2021 04:39:45 PM Page 2 of 2 Washington County File No. W41737 Property Reference Information: Tax Parcel Number(s): H-SCAN-1-120 Property Address(es): 2414 SOUTH 780 WEST, HURRICANE, UT. 84737 **EXHIBIT "A"** Legal Description. LOT 1201, SHADOW CANYON - PHASE 1, A PLANNED ONT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDERIOF WASHINGTON COUNTY, STATE OF UTAH. AN EASEMENT FOR LANDSCAPING, PATIO, AND AS A GENERAL RECREATIONAL AND GARDEN AREA WHICH MAY ALSO INCLUDE SIDEWALKS AND INCIDENTAL PURPOSES RELATING TO THE USE OF THE EASEMENT FOR INGRESS AND EGRESS TO THE DWELLING SERVED BY THE EASEMENT: AS SET FORTH AND DESCRIBED IN ARTICLE VIII, SECTION ALENTITLED "SIDE YARD EASEMENT" OF THIRD AMENDMENTH AND RESTATED DECLARATION DOF COVENANTS. CONDITIONS AND RESTRICTIONS OF SHADOW CANYON PHASE 1; A RESIDENTIAL PLANNED UNITIDEVELOPMENT RECORDED SEPTEMBER 3; 2003; AS ENTRY NO. 838659; IN BOOK 1579 AT PAGES: 348-371; OFFICIAL WASHINGTON COUNTY PERSONNELS OF THE COUNTY PERSONNELS. PAGES: 348-371, OFFICIAL WASHINGTON COUNTY RECORDS, STATE: OF UTAH, OVER THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 5.0 FEET OF LOT 119, AS MEASURED ALONG THE WEST LINE OF SAID LOT 119, SHADOW CANYON PHASE 1, A PLANNED UNIT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.