

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/16/2021 03:35:15 PM Fee \$40.00 By METRO
NATIONAL TITLE ASSOCIATES

Mail Tax Notice to:
Grantee
1707 West Shivwits Road
St. George, Utah 84790
MNTA File No.: MA13839
Tax ID No.: SG-BCC-4-14

RESPA

WARRANTY DEED

Erin D. Krueger and Nicholas D. Krueger

GRANTOR of St. George, State of Utah, hereby CONVEYS and WARRANTS TO:

Melanie N. Murphy, unmarried

GRANTEE of **1707 West Shivwits Road, St. George, Utah 84790**, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in **WASHINGTON County, State of UTAH**

All of Lot 14, Bloomington Country Club No. 4 Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 14th day of December, 2021.

Erin D. Krueger, by Nicholas D. Krueger as attorney in fact
Erin D. Krueger, by Nicholas D. Krueger as attorney in fact



Nicholas D. Krueger

STATE of UTAH

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COUNTY of WASHINGTON

On this date, 14th day of December, 2021 personally appeared before me Erin D. Krueger, by Nicholas D. Krueger as attorney in fact and Nicholas D. Krueger, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

My Commission Expires: 12/1/2025

