

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), 14<sup>th</sup> 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**

  
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**Nicholas D. Krueger**

STATE of UTAH

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COUNTY of WASHINGTON

On this date, 14<sup>th</sup> 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.

  
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NOTARY PUBLIC

My Commission Expires: 12/1/2025

