

Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
02/28/2022 03:56:07 PM Fee \$40.00 By FIRST
AMERICAN - OREM CENTER STREET

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Brett Simpson
72 W 1125 N
Hurricane, UT 84737

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

WARRANTY DEED

Escrow No. **395-6196684 (ND)**
A.P.N.: **H-SAGP-3-12**

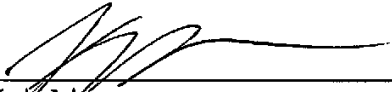
Kade Johnson, a single man and Tia Matheson, an unmarried woman, as joint tenants, Grantor, of **Hurricane, Washington** County, State of **UT**, hereby CONVEY AND WARRANT to


Brett Simpson and Jordan Simpson, Husband and Wife, as Joint Tenants, Grantee, of **Hurricane, Washington** County, State of **UT**, 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 12, SAGE POINTE 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 FEB. 25, 2022


Kade Johnson

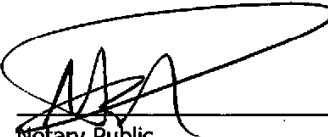

Tia Matheson

STATE OF Utah)
County of Utah) ss.

On FEB 25, 2022, before me, the undersigned Notary Public, personally appeared **Kade Johnson and Tia Matheson**, 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: 4-24-2025


Notary Public

