

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/22/2022 01:22:43 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Wesley D. Garrett
2019 E 180 S Cir
St. George, UT 84790

Accommodation
Tax I.D. No. SG-COP-1-105-A

Space Above This Line for Recorder's Use

WARRANTY DEED

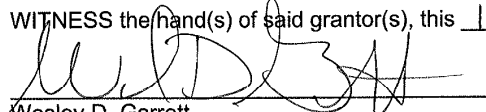
Wesley D. Garrett, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

Wesley D. Garrett and Shantell Marie Garrett, Father and Daughter, as Joint Tenants, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

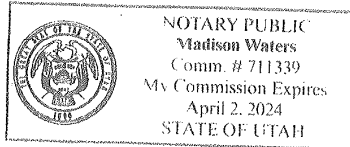
WITNESS the hand(s) of said grantor(s), this 17 day of August, 2022.

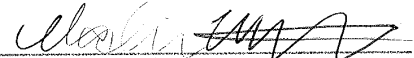


Wesley D. Garrett

STATE OF Utah)
)
:ss.
COUNTY OF Davis)

On the 17 day of August, 2022, personally appeared before me, Wesley D. Garrett, the signer of the within instrument who duly acknowledged to me that he/she executed the same.





NOTARY PUBLIC

My Commission Expires: April 2, 2024

Attachment to that certain Warranty Deed executed by Wesley D. Garrett grantor(s), to Wesley D. Garrett and Shantell Marie Garrett, Father and Daughter, as Joint Tenants grantee(s).

Order No. - EFP
Tax I.D. No. SG-COP-1-105-A

EXHIBIT "A"

Lot 105, COPPER HILLS PHASE 1 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the Northwest Corner of Lot 105, COPPER HILLS PHASE 1 SUBDIVISION, said point also being the Southwest Corner of Lot 42 of FOSTER HILLS SOUTH PHASE III SUBDIVISION, being located in the Northeast Quarter (NE¼) of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 89°58'55" East 110.00 feet along the said subdivision boundaries to the Southeast Corner of Lot 42; thence along a Southerly extension of the East Line of said Lot 42 South 0°01'05" East 0.30 feet to a point on the South edge of a 6 high cinder block wall; thence South 85°45'00" West 77.97 feet along a line of which does not touch the South edge of said 6 foot cinder block wall (considering an offset in the wall at the Southeast Corner of Lot 42) to a point on the South edge of said wall; thence North 79°23'00" West 32.80 feet to a found and accepted rebar and cap set by Rosenberg Inc. at the point of beginning.

Initials

Handwritten initials in black ink, appearing to be 'W.D.G.' or similar, written over a horizontal line.