

Special Warranty Deed Page 1 of 1  
 Gary Christensen Washington County Recorder  
 11/07/2022 12:51:08 PM Fee \$40.00 By BACKMAN  
 STG

MAIL TAX NOTICE TO  
 ERIC SMITH  
 BROOKE SMITH  
 2378 E 3860 S  
 St. George, UT 84790

## Special Warranty Deed

Order No. 8-006060

**ERIC SMITH and BROOKE SMITH**

of **St. George**, County of **Washington**, State of **UTAH**, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

**ERIC SMITH and BROOKE SMITH, Husband and Wife, as Joint Tenants**

of **St. George**, County of **Washington**, State of **UT** Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington** County, State of **UTAH**:

**Lot 29, MEADOW VALLEY FARMS - PHASE 3**, according to the official plat thereof on file and of record in the office of the **Washington** County Recorder.

Parcel No.: **SG-MVF-3-29**

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

WITNESS, the hand(s) of said Grantor(s), this 1st of November AD., 2022

Signed in the Presence of:

\_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 ERIC SMITH  
 \_\_\_\_\_  
 BROOKE SMITH

STATE OF Utah )  
 ) SS.  
 County of Washington )

ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

The foregoing instrument was acknowledged before me this 1st day of November, 2022  
 By ERIC SMITH and BROOKE SMITH

Chanel Gore  
 Notary Public  
 My Commission Expires: 7/17/2023

Residing at: St. George, UT

