

DOC # 20220049386

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
11/08/2022 11:48:13 AM Fee \$ 40.00
By HEATON SHAWN



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Shawn L. Heaton
180 N. 1100 E. #115
Washington, Utah, 84780

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- Shawn L. Heaton, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

* 5/20/22 Living Trust of Shawn L. Heaton, Shawn L. Heaton, Trustee, 180 N. 1100 E. #115,
Washington, Washington County, Utah, 84780,
the following described real estate, situated in 180 N. 1100 E. #115, Washington, in the County of
Washington, State of Utah, 84780:

Legal Description:

May 20, 2022

APN: W-KR-2-115

Brief description

SUBDIVISION: KING'S ROW EST 2 AMD (W) LOT: 115

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the

following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.
5. Covenant of Quiet Enjoyment: The Grantor pledges to defend or pay the costs of defending the Grantee and the Grantees heirs or assigns in any legal matter contesting Grantee's right to the property.
6. Covenant of Further Assurances: The Grantor promises to take affirmative steps to cure any discovered defect in the title conveyed to the Grantee.

Tax Parcel Number: W-KR-2-115

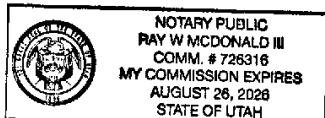
Grantor Signatures:

DATED: December 8, 2022.

Shawn L. Heaton
 Shawn L. Heaton
 180 N. 1100 E. #115
 Washington, Utah, 84780

STATE OF UTAH, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this 8 day of Nov.,
2022 by Shawn L. Heaton.



Ray W. McDonald III
 Notary Public
 Signature of person taking acknowledgment

Notary
 Title (and Rank)

My commission expires 8/26/26