

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/20/2024 02:55:52 PM Fee \$40.00 By INFINITY
TITLE

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
RYAN HATCH and TERESA HATCH
21609 Lucas Court
Santa Clarita, CA 91390

Mail Tax Notice To:
RYAN HATCH and TERESA HATCH
21609 Lucas Court
Santa Clarita, CA 91390

File Number: 2024-8394
Parcel ID: SG-TON-3-37

Warranty Deed

Know All Men By These Presents that

SHAWN C. LAMBERT

(henceforth referred to as "Grantor") of 2268 S. 1200 W, St. George, UT 84770, for consideration paid, hereby CONVEY(s) and WARRANTS to:

RYAN HATCH and TERESA HATCH, HUSBAND AND WIFE AS JOINT TENANTS

(henceforth referred to as "Grantee") of 21609 Lucas Court, Santa Clarita, CA 91390, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**LOT THIRTY-SEVEN (37), TONAQUINT COVE - PHASE 3
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF,
ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON
COUNTY, STATE OF UTAH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

WARRANTY DEED

In Witness Whereof, the said Grantor, hereunto set by hands and seals this 20 day of March, 2024.



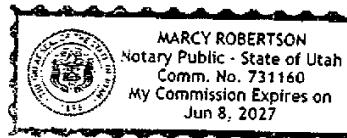
SHAWN C. LAMBERT

STATE OF UTAH
COUNTY OF WASHINGTON

On this 20 day of March, 2024, before me Marcy Robertson, a notary public, personally appeared SHAWN C. LAMBERT, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Marcy Robertson
Notary Public

WARRANTY DEED