WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

G. DANIEL BRADSHAW 1216 East 2050 South Bountiful, UT 84010 0 0 8 8 6 5 1 4 BK 1649 P9 0388 RUSSELL SHIRTS * WASHINGTON CO RECORDER 2004 JUN 23 16:50 PM FEE \$10.00 BY RS FOR: SOUTHERN UTAH TITLE CO

Order No. 115948 Tax I.D. No. SG-SM-1-52 Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

SUN HILL HOMES, L.C., a Utah Limited Liability Company, who acquired title as SUNHILL HOMES, L.C., grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

G. DANIEL BRADSHAW and HOLLY G. BRADSHAW, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, grantee(s) of Salt Lake City, County of Salt Lake, 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:

All of Lot Fifty-Two (52), SANTA MARIA SUBDIVISION, AT SUNBROOK, PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said granto	or(s), this 17th da	ay of June, A. D. 2004.
		SUN HILL HOMES, L.C., a Utah Limited Liability Company,
		ROGER G. STRATFORD, Authorized Agent
	N	OTARY
STATE OF UTAH)	
) ss	
County of Washington)	
	•	ersonally appeared before me, ROGER G. STRATFORD, and Limited Liability Company, the signer(s) of the within

instrument, who duly acknowledge to me that he executed the same.

JILL(N. CANNON, Notary Public

Commission Expires: May 8, 2008 Notary Public residing at: St. George, Utah

My Commission Expires: May 8, 2008

NOTARY PUBLIC
JILL N. CANNON
1224 S. RIVER RD. STE 101
ST. GEORGE, UT 84790
MY COMM EXP 05-08-08
STATE OF UTAH