

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
03/01/2018 01:40:57 PM Fee \$40.00 By FIRST  
AMERICAN - ST. GEORGE MAIN

Recording Requested by:  
First American Title Insurance Company  
50 East 100 South, Suite 100  
St. George, UT 84770  
(435)673-5491

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Kevin M. Baker and Janiece Baker  
338 South Parkside Circle  
St. George, UT 84770

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

# RESPA

## WARRANTY DEED

Escrow No. **363-5880023 (NO)**  
A.P.N.: **SG-PEGV-13**

Alan N. Bishop and Carol Yvonne Bishop, Trustees of The Bishop 2001 Living Trust dated April 16, 2001, Amended February 25, 2016, Grantor, of Livermore, Alameda County, State of CA, hereby CONVEY AND WARRANT to

Kevin M. Baker and Janiece Baker, husband and wife,

Grantee, of St. George, Washington County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of **Utah**:

**LOT 13, PARKSIDE ESTATES AT GREEN VALLEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 27, 2018**.

Alan N. Bishop and Carol Yvonne Bishop,  
Trustees of The Bishop 2001 Living Trust dated  
April 16, 2001, Amended February 25, 2016

*Alan N. Bishop* Trustee

*Carol Yvonne Bishop* Trustee

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, the undersigned Notary Public,  
personally appeared **Alan N. Bishop and Carol Yvonne Bishop, Trustees of The Bishop 2001  
Living Trust dated April 16, 2001, Amended February 25, 2016**, personally known to me (or  
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity  
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: \_\_\_\_\_ Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda )

On February 27, 2018 before me, Reness L. Tomley, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Alan N. Bishop and Carol Yvonne Bishop  
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Reness L. Tomley* (Seal)  
(Signature of Notary Public)

