

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
06/04/2019 11:53:31 AM 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:
Morgan Nielsen and Michelle Nielsen
2840 W. 1200 S.
Syracuse, UT 84075

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-5974830 (AS)**
A.P.N.: **SG-JSG-2-41**


Susan Anderson, Grantor, of **Prescott, Yavapai** County, State of **AZ**, hereby CONVEY AND WARRANT to

Morgan Nielsen and Michelle Nielsen, husband and wife as joint tenants, Grantee, of **Syracuse, Davis** 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 41, THE JOSHUAS AT SOUTHGATE PHASE 2 AMENDED, A PLANNED UNIT DEVELOPMENT, 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 and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this 3 June, 2019.


Susan Anderson

A.P.N.: **SG-JSG-2-41**

Warranty Deed - continued

File No.: **363-5974830 (AS)**

STATE OF Arizona)
County of Yavapai) ss.

On June 3 2019, before me, the undersigned Notary Public, personally appeared **Susan Anderson**, 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:

Calvin R...
Notary Public

