

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
07/31/2020 01:01:30 PM Fee \$40.00 By INFINITY  
TITLE INSURANCE AGENCY LLC

Recording requested by:  
Infinity Title Insurance Agency LLC

After Recording Return To:  
ROBERT CORD BEATTY  
3770 Sugar Leo Road  
St. George, UT 84790

File Number: 2020-2819  
Parcel ID: SG-BR-6-11-A

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## Warranty Deed

Know All Men By These Presents that

**BONNIE J. YOUNG**

(henceforth referred to as "Grantor") of 2882 Cresthill Drive, Bullhead City, AZ 86442, for consideration paid, hereby CONVEY(s) and WARRANTS to:

**ROBERT CORD BEATTY**

(henceforth referred to as "Grantee") of 3770 Sugar Leo Road, St. George, UT 84790, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**LOT 11, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.**

**ALSO, BEGINNING AT THE SOUTHWEST CORNER O LOT 1, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, A RECORDED SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; WASHINGTON COUNTY, UTAH; AND RUNNING THENCE NORTH 79°11' WEST 559.90 FEET TO THE EAST BANK MEANDER LINE OF THE VIRGIN RIVER; THENCE NORTH 47°02' EAST ALONG SAID MEANDER LINE 60.20 FEET; THENCE NORTH 25°02' EAST ALONG SAID**

**MEANDER LINE 78.84 FEET; THENCE SOUTH 79°11' EAST 509.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 13°00' WEST 125.09 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

In Witness Whereof, the said Grantor, hereunto set by hands and seals this 29<sup>th</sup> day of July, 2020.

Bonnie J. Young  
BONNIE J. YOUNG

STATE OF ARIZONA

COUNTY OF MOHAVE

On this 29<sup>th</sup> day of July, 2020, before me DEBORAHANN MARSHALL, a notary public, personally appeared BONNIE J. YOUNG, 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

Deborahann Marshall  
Notary Public

