

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
08/07/2020 03:20:29 PM Fee \$40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

File No. 50214-KV
WHEN RECORDED MAIL TO:
Kristen Poston
370 W. Center Street
LaVerne UT 84145

WARRANTY DEED

Bette Duncan,

of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to Grantor,

Kristen Poston and Jeremy Poston, wife and husband

of St. George, County of Washington, for the sum of TEN DOLLARS and Other Good and Valuable Grantee,
Consideration, the following tract of land in **Washington** County, State of UTAH, to-wit

See Attached "Exhibit A"

Tax Parcel No.: LV-SSES-1-A

Subject to property taxes for the year 2020 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 30th day of August, 2020.

Bette Duncan
Bette Duncan

STATE OF UTAH)
 :ss
COUNTY OF WASHINGTON)

On the 30th day of August, 2020, personally appeared before me, Bette Duncan, the signer of the within instrument who duly acknowledged to me that she executed the same.

[Signature]
Notary Public
My Commission Expires: 7/1/22
Residing at: St. George, Utah

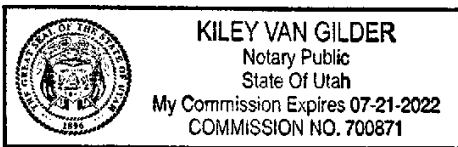


EXHIBIT A

Legal Description

Order No.: 50214-KV

Parcel 1:

All of Lot One (1), Sunset Estates Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel 2:

A Portion of Lot Four (4), Hardy's Mobile Home Estates, Unit 1, a Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah, Described as follows:

Beginning at the Southwest Corner of Lot Four (4), Phase 1, Hardy's Mobile Home Estates, as platted and recorded in the Washington County Recorder's Office, and running thence North 89°46' East, along the Lot Line, 4.41 feet to the East side of a block wall; thence North 0°38'38" West along the East side of the block wall 78.12 feet; thence North 88°21'33" West along the North side of a block wall, 3.86 feet to a point on the West Lot Line of said Lot 4, thence South 0°14' East, along said Lot Line, 78.24 feet to the point of beginning.

Tax Parcel No.: LV-SSES-1-A