DOC ID 20200071609

Warranty Deed Page 1 of 1 Russell Shirts Washington County Recorder 12/11/2020 02:46:00 PM Fee \$40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT: 1015 S RIVER RD. #40, ST GEORGE UT 84790



Tax ID No(s).: SG-ATH-5-40

WARRANTY DEED

ROGER BRETT MARSHALL AND KIM A MARSHALL of WASHINGTON County, State of UT (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

BRENDA MARSHALL, MARRIED WOMAN,

of WASHINGTON County, State of Utah (hereafter "Grantee"),

the certain real property located in WASHINGTON County, Utah, which is described as follows;

LOT 40, ALPHA 1 TOWNHOMES PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

(Street Address(es) (if any) for Reference Purposes): 1015 S RIVER RD 40, ST GEORGE, UT 84790

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

Witness the hand of <u>Grant</u>or this day of DECEMBER, 2020

ROGER BRETT MARSHALL

STATE OF UTAH WA

VACUINOTON-

COUNTY OF WASHINGTON SUCHONICH

chthis 4 day of December, 2029, personally appeared before me ROGER BRETT MARSHALL and KIM A MARSHALL, the named Granto((s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand/and official seal.

NOTARY PUBLIC STATE OF WASHINGTON GINGER VEZZETTI

License Mumber 19110637 My Commission Expires 11-24-2023 NOTARY PUBLIC