

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/05/2021 02:44:53 PM Fee \$40.00 By
BANGERTER FRAZIER GROUP, PC

AFTER RECORDATION, RETURN AND MAIL TAX NOTICES TO:

Daniel P. Smith
1413 Kanab Cir
St. George, UT 84790

Property Code: SG-BCC-6-10-A-1-B
Property Address: 1413 Kanab Cir, St. George, UT 84790

WARRANTY DEED

THIS INSTRUMENT, made as of this April 5, 2021, by and between **Daniel P. Smith, Trustee of the COX LIVING TRUST, UTD June 22, 2018** (hereinafter “**Grantor**”), and beneficiary **Daniel P. Smith**, a married man (hereinafter “**Grantee.**”).

WITNESSETH:

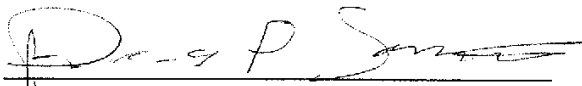
By testamentary gift and without consideration, the Grantor does hereby **CONVEY AND WARRANT** unto the Grantee, all of Grantor’s interest in that certain real property described as follows:

Lots 9 and Lot 10, BLOOMINGTON COUNTRY CLUB NO. 6 SUBDIVISION, also North 4 feet, Lot 5, According to the official plat thereof on file and of record in the Washington County Recorder’s Office.

Together will all improvements and appurtenances thereunto belonging, and subject to easements, rights of way, restrictions, and reservations or record and those enforceable in law and equity.

(Signature Page to Follow)

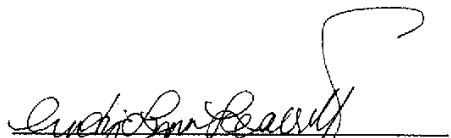
IN WITNESS WHEREOF, the Grantor signs this instrument on 04/05/2021.



Daniel P. Smith (Trustee/Grantor)

STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On April 5, 2021, before me personally appeared **Daniel P. Smith, Beneficiary and Grantee**, who executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such Instrument in such capacity.



Notary Public Signature, State of Utah

