

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
05/10/2021 12:44:37 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Jason Allee
3376 E Live Oak Dr
St. George, UT 84790



Order No. 218397 - JJJ
Tax I.D. No. SG-JCE-2-12-A

Space Above This Line for Recorder's Use

WARRANTY DEED

Simister Homes, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

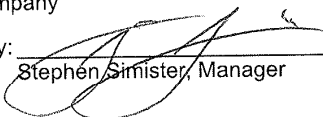
Jason Allee and Kathryn Allee, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

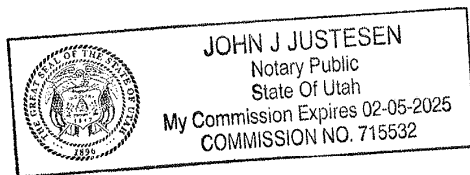
WITNESS the hand(s) of said grantor(s), this 6 day of May, 2021.

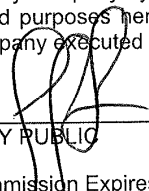
Simister Homes, LLC, a Utah Limited Liability Company

By: 
Stephen Simister, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 6 day of May, 2021, personally appeared before me, Stephen Simister, who being by me duly sworn, did say that he/she is the Manager of Simister Homes, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Stephen Simister acknowledged to me that said limited liability company executed the same.




NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Simister Homes, LLC, a Utah Limited Liability Company grantor(s), to Jason Allee and Kathryn Allee grantee(s).

Order No. 218397
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EXHIBIT "A"

PARCEL 1:

Twelve (12), JUNIPER COVE - PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 2:

Beginning at the Southeasterly Corner of Lot 12, Juniper Cove - Phase 2 Subdivision, as recorded and on file with the Washington County Recorder's Office, said Point being South 01°10'03" West Along the section line a distance of 1657.375 feet, and North 88°49'57" West 254.989 feet from the Northeast Corner of Section 15 Township 43 South Range 15 West; Salt Lake Base and Meridian and running thence South 01°12'35" West 60.159 Feet; Thence South 87°09'16" West 100.251 feet; Thence North 01°12'35" East 60.538 feet to the Southwesterly corner of said Lot 12; Thence North 87°22'14" East along the Southerly Boundary of said Lot 12, a distance of 100.225 feet to the Point of Beginning.

Initials 