

Corrected Warranty Page 1 of 2  
Gary Christensen Washington County Recorder  
05/13/2021 08:02:02 AM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
2414 SOUTH 780 WEST, HURRICANE, UT 84737



Tax Parcel No(s): **H-SCAN-1-120**

\*\*\*This instrument is being executed and recorded to correct a minor typographical error in the certain Warranty Deed recorded 04/07/20201 as Entry No. 20210024867\*\*\*

**CORRECTIVE WARRANTY DEED**

**SCOTT R. SWENSEN AND STEPHANIE A. SWENSEN** (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**DONNA HANSON**

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

**See Attached Exhibit "A"**

(Street Address(es) (if any) for Reference Purposes):  
**2414 SOUTH 780 WEST, HURRICANE, UT 84737**

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 Grantor this 12 day of May, 2021.

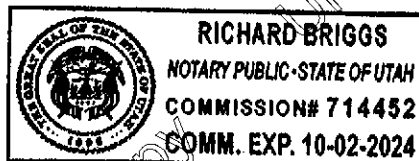
  
\_\_\_\_\_  
**SCOTT R. SWENSEN**

  
\_\_\_\_\_  
**STEPHANIE A. SWENSEN**

STATE OF UTAH                            )  
  ) ss.  
COUNTY OF WASHINGTON            )

On this 12 day of May, 2021, personally appeared before me **SCOTT R. SWENSEN AND STEPHANIE A. SWENSEN**, the named Grantor(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





File No. W41737

Property Reference Information:

Tax Parcel Number(s): H-SCAN-1-120

Property Address(es): 2414 SOUTH 780 WEST, HURRICANE, UT 84737

**EXHIBIT "A"**  
**Legal Description**

LOT 120, SHADOW CANYON - PHASE 1, A PLANNED UNIT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

AN EASEMENT FOR LANDSCAPING, PATIO, AND AS A GENERAL RECREATIONAL AND GARDEN AREA WHICH MAY ALSO INCLUDE SIDEWALKS AND INCIDENTAL PURPOSES RELATING TO THE USE OF THE EASEMENT FOR INGRESS AND EGRESS TO THE DWELLING SERVED BY THE EASEMENT AS SET FORTH AND DESCRIBED IN ARTICLE VIII, SECTION 4 ENTITLED "SIDE YARD EASEMENT" OF THIRD AMENDMENT AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SHADOW CANYON PHASE 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT RECORDED SEPTEMBER 3, 2003, AS ENTRY NO. 838659, IN BOOK 1579, AT PAGES 348-371, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, OVER THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 5.0 FEET OF LOT 119, AS MEASURED ALONG THE WEST LINE OF SAID LOT 119, SHADOW CANYON PHASE 1, A PLANNED UNIT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.