

Special Warranty Deed Page 1 of 1
Gary Christensen Washington County
Recorder
06/14/2021 02:19:56 PM Fee \$40.00 By
METRO NATIONAL TITLE

Mail Tax notice to:
Grantee
79 East 2650 North
Washington, UT 84780043
MNT File No.: 80320
Tax ID No.: W-CASS-3-84

SPECIAL WARRANTY DEED

ANCASO PROPERTIES, LLC

GRANTOR of Washington, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them/him/her/it only to:

Brent Groom and Heather Groom, husband and wife as joint tenants

GRANTEE of 1141 North Casitas Hill Loop, Washington, UT 84780 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah:

Lot 84, CASITAS AT SIENNA HILLS PHASE 3, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 14th day of June, 2021.

ANCASO PROPERTIES, LLC



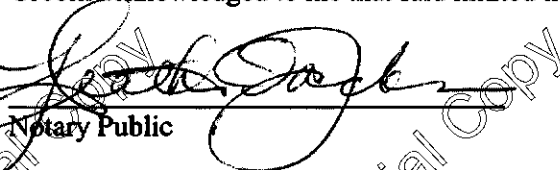
Brent Groom, Manager

COURTESY RECORDING

This Document is being recorded solely as a Courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

State of Utah County of Utah)ss:

On this date, 14th day of June, 2021, personally appeared before me Brent Groom, who being by me duly sworn did say that he/she is a Manager of ANCASO PROPERTIES, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Brent Groom acknowledged to me that said limited liability company executed same.



Notary Public

