

Warranty Deed Page 1 of 1  
Gary Christensen Washington County  
Recorder  
06/18/2021 12:33:54 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Steven Lahtinen  
663 S 1480 W  
Hurricane, UT 84737



SOUTHERN UTAH  
TITLE COMPANY  
"Doing good Deeds for over 70 years"  
sutco.com

Order No. 219456 - BD  
Tax I.D. No. H-SCPE-1-6

Space Above This Line for Recorder's Use

**WARRANTY DEED**

Mark S. Gardner, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

Steven Lahtinen and Patrice Lahtinen, Husband and Wife, as Joint Tenants, grantee(s) of Hurricane, 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:

**Lot Six (6), SCENIC POINTE SUBDIVISION PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

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 15<sup>th</sup> day of June, 2021.

  
Mark S. Gardner

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

On the 15<sup>th</sup> day of June, 2021, personally appeared before me, Mark S. Gardner, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

  
NOTARY PUBLIC

My Commission Expires:  
 RACHEL L. WEBB  
Notary Public  
State Of Utah  
My Commission Expires 09-30-2022  
COMMISSION NO. 702351