DOC ID 20210045361

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
07/02/2021 10:10:21 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT: 1862 NORTH:100/WEST: 1847376 ...



Property Reference Information:
Tax Parcel No(s):: H-SAGP-2-23
Property Address(es) (if any):
862 NORTH:100 WEST; HURRICANE; UT 84737

WARRANTY DEED

PHILIP: L. HAGEN (("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s);and warrant(s) to:

PHILIP L HAGEN AND BRIDGET HAGEN, HUSBAND AND WIFE AS JOINT TENANTS (("Grantee(s)")

in fee simple the following described real: property!located in **WASHINGTON** (County, Utah, together with all the appurtenances; rights, and privileges:belonging thereto; to wit (the "Property");::::

ALL OF LOT 23; SAGE POINTE SUBDIVISION PHASE 2, ACCORDING TO THE IOFFICIAL ... PLAT THEREOF; ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON; ... COUNTY RECORDER; STATE OF UTAH: ...

With all the coverants; and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for however, the Property is subject to: (a) leases, rights of way, easements; reservations, uplat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory; laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year::

2021 and thereafter::...

[Remainder of page intentionally left blank! Signatures appear on the following page,]

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Information for reference purposes:
GT Title File No.: W43030

Tax-Parcel-No(s).: H-SAGP-2-23
Property.Address(es):(if any):
862:NORTH 1100:WEST;:HURRICANE; UT 84737::

COMM. EXP. 11-29-2024

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 28 day of JUNE, 2021
Dhil 1 2
PHILIP L. HAGEN
STATE OF UTAH)) ss.
COUNTRIOF WAShington) SS.
On this <u>25</u> day of June, 2021, personally appeared before met PHILIP L. HAGEN, the named a 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
JESSE ENCE NOTARY PUBLIC STATE OF UTAH OF THE PUBLIC STATE OF UTAH