

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:  
862 NORTH 100 WEST  
HURRICANE, UT 84737



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 OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.**

With all the covenants 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, plat 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.]

