DOC ID 20210056584

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
08/26/2021 10:22:29 AM Fee \$40.00 By 1ST
LIBERTY TITLE LC

MAIL TAX NOTICES TO: 3770 Sugar Leo Road St. George, UT 84790 File No. 2107025

WARRANTY DEED

ROBERT CORD BEATTY

Grantor(s), hereby CONVEY and WARRANT to

HAROLD C WEBB and DORIAN T WEBB, and KYLE SMITH, As Joint Tenants

Grantee, for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

Lot 11, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder, State of Utah.

ALSO: Beginning at the Southwest corner of Lot 11, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, a recorded subdivision located in Washington County, State of Utah, in the Southwest quarter of Section 13, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 79°11' West 559.90 feet to the East bank meander line of the Virgin River; thence North 47°02' East along said meander line 60.20 feet; thence North 25°02' East along said meander line 60.20 feet; thence North 25°02' East along said meander line 78.84 feet; thence South 79°11' East 509.73 feet to the Northwest corner of said Lot 11; thence South 13°00' West 125.09 feet to the point of beginning.

Tax I.D.#: SG-BR-6-11-A

SUBJECT TO:

- 1. Taxes for the year 2021 and all subsequent years.
- 2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
- All applicable zoning laws and ordinances.

DATED: Fox box

ROBERT CORD BEATTY

STATE OF UTAH

COUNTY OF SALT LAKE WESNINGTON

On ________, personally appeared before me ROBERT CORD BEATTY, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

JOCELYN WATERS
Notary Public - State of Utah
Commission Number: 704781
My Commission Expires on
Mar. 12, 2023

NOTARYPUBLIC