DOC ID 20210066450

Warranty Deed Page Rof 2
Gary Christensen Washington County Recorder
10/13/2021 09 36:22 AM Fee \$40.00 By
COTTON COD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To: Deborah Pearson PO Box 20460 Bakerstield, CA 93390

COTTONWOOD

File No.: 140781-DMP

WARRANTY DEED

Deborah Pearson and Thushara Athukorala, as joint tenants

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to

Debotan Pearson and Thushara Athukorala Joint tenants as to an undivided 50% interest and Upali Eleperuma and Wajira Srimathi Eleperuma, joint tenants as to an undivided 50% interest

GRANTEE(S) of Bakersfield, State of California

for the sum of Ten and novi00 (\$10.00) DOLLARS and other good and valuable consideration the following described tract (i) and in **Washington County**, State of Utah:

Lot 3, AUBURN HILLS PHASE 14A, according to the official plat thereof, as recorded in the Washington County Recorder's office, State of Utah.

TAX ID NO.: SG-AUB-14A-3 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter, covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY. COTTONWOOD TITLE INSURANCE AGENCY, INC. MAKES NO REPRESENTATION AS TO CONDITION OF TITLE. NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

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