

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/25/2021 03:56:59 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Christopher Mickels and Kerry Mickels
33 South Main Street
Leeds, UT 84746

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-6168862 (NO)**
A.P.N.: **L-31-B**

Spencer Dillon and Jaycee Dillon, Grantor, of **Leeds, Washington** County, State of **Utah**,

hereby CONVEY AND WARRANT to

Christopher Mickels and Kerry Mickels, husband and wife as joint tenants, Grantee, of **Leeds, Washington** County, State of **Utah**,

for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF MAIN STREET, WHICH POINT IS NORTHEASTERLY 70.0 FEET FROM THE WESTERLY CORNER OF LOT FIVE (5), BLOCK TEN (10), LEEDS TOWNSITE AND FIELD SURVEY, AND RUNNING THENCE NORTHEASTERLY ALONG MAIN STREET, 40.0 FEET; THENCE SOUTH 41°34' EAST, 140.0 FEET; THENCE SOUTH 48°26' WEST, 40.0 FEET; THENCE NORTH 41°34' WEST, 140.0 FEET TO THE POINT OF BEGINNING.


Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year **2021** and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 22, 2021**.


A.P.N.: L-31-B

Warranty Deed - continued

File No.: 363-6168862 (NO)



Spencer Dillon




Jaycee Dillon

STATE OF Utah)
County of Washington)ss.

On October 22, 2021 before me, the undersigned Notary Public, personally appeared **Spencer Dillon and Jaycee Dillon**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/8/2022



Notary Public

