

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/21/2022 08:03:13 AM Fee \$40.00 By BACKMAN  
STG

MAIL TAX NOTICE TO  
JAMES & SAVANNAH WULFENSTEIN  
128 N Lone Rock Dr #103  
Hurricane, UT 84737

### Special Warranty Deed

Order No. 8-006067

**JAMES WULFENSTEIN**

of Hurricane, County of Washington, State of UTAH, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

**JAMES WULFENSTEIN and SAVANNAH WULFENSTEIN, husband and wife, as joint tenants**

of Hurricane, County of Washington, State of UT Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

**Unit 103, Building "A", Plat "A", LONE ROCK CONDOMINIUMS**, as the same is identified in the recorded Survey Map in Washington County, Utah, as Entry No. 20210040388, and Map Filing No. 4635 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Washington County, Utah, as Entry No. 20210054921, of official records (as said Declaration may have heretofore been amended or supplemented).

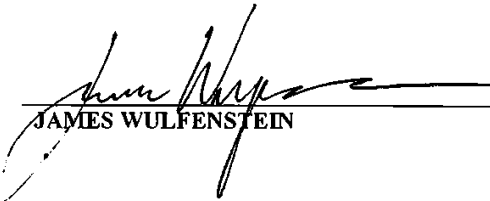
Together with the undivided ownership interest in said Project's common areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates.

Parcel No.: **H-LOR-A-103**

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

WITNESS, the hand(s) of said Grantor(s), this 20th of October AD., 2022

Signed in the Presence of:


  
\_\_\_\_\_  
JAMES WULFENSTEIN

\_\_\_\_\_

**ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.**

STATE OF Utah )  
 ) SS.  
County of Washington )

The foregoing instrument was acknowledged before me this 20th day of October, 2022  
By JAMES WULFENSTEIN

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/28/2023

Residing at: SANTA CLARA, UT

