

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
10/28/2022 12:39:54 PM Fee \$40.00 By UNION
TITLE

ACCOMMODATION

MAIL TAX NOTICE TO:
SOUTHERN DESERT RETREAT LLC
1075 WEST GOLDENROD CIRCLE
ST. GEORGE, UT 84790

WARRANTY DEED

JOSHUA SPEARS AND BRANDI SPEARS, HUSBAND AND WIFE AS JOINT TENANTS

Grantor(s),

of ST. GEORGE, County of WASHINGTON, State of UTAH
hereby CONVEY(s) and WARRANT(s) to

SOUTHERN DESERT RETREAT LLC

Grantee(s),

of ST. GEORGE, County of WASHINGTON, State of UTAH, for the sum of TEN DOLLARS and other good
and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

LOT 50, PECAN VALLEY - PHASE 3, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE
WASHINGTON COUNTY RECORDER.

Tax ID No.:H-PEV-3-50

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022
taxes and thereafter.

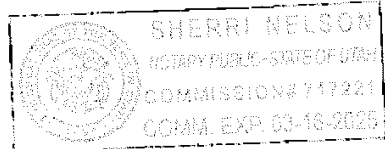
WITNESS the hand of said Grantor(s), this 25 day of October, 2022

Joshua Spears
JOSHUA SPEARS
Brandi Spears
BRANDI SPEARS

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

On the 25 day of October, 2022, personally appeared before me JOSHUA SPEARS AND BRANDI
SPEARS, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Sherri Nelson
Notary Public



**ACCOMMODATION RECORDING ONLY.
UNION TITLE INSURANCE AGENCY, LLC
MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENTS.**