

MAIL TAX NOTICES TO GRANTEES AT:

2136 EAST 140 SOUTH
ST GEORGE, UT 84790



Property Reference Information:

Tax Parcel No(s): **SG-FHLE-2-503**
Property Address(es) (if any):
2136 EAST 140 SOUTH, ST GEORGE, UT 84790

WARRANTY DEED

CAROLE A GRADY ("Grantor")

in exchange for good and valuable consideration, hereby conveys and warrants to

BRIAN BAIER and ALEXANDRA BAIER HUSBAND AND WIFE AS JOINT TENANTS ("Grantees")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 503, FOSTER HILLS EAST PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantees as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **W52931GB**

Tax Parcel No(s): **SG-FHLE-2-503**

Property Address(es) (if any):

2136 EAST 140 SOUTH, ST GEORGE, UT 84790

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 18 day of APRIL, 2023.



CAROLE A GRADY

STATE OF UTAH

COUNTY OF Washington) ss

On this 18 day of April, 2023, personally appeared before me **CAROLE A GRADY**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

