



WHEN RECORDED, MAIL TO:
M. Sean Sullivan, Esq.
BRINDLEY SULLIVAN, PLLC
50 E. 100 S., Ste. 302
St. George, Utah 84770

GRANTEE'S ADDRESS IS:
1818 S. 2890 E.
St. George, UT 84790

Tax I.D. No. SG-MHS-1-30

SPECIAL WARRANTY DEED

DAVID MARK PLEHN, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under him to PLEHN PROPERTIES, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property in Washington County, State of Utah:

All of Lot Thirty (30), MCARTHUR HEIGHTS SUBDIVISION PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, state of Utah.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the hand of Grantor, this 19 day of April, 2023.

DAVID MARK PLEHN

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 19 day of April, 2023, by DAVID MARK PLEHN.

NOTARY PUBLIC

