

Recording Requested by:
First American Title Insurance Company
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Angie M Jensen
3459 S 2960 E
St. George, UT 84790

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

WARRANTY DEED

Escrow No. **321-6276220 (TF)**
A.P.N.: **SG-CTT-5-71**

Benjamin Hesson, Grantor, of **St George, Washington** County, State of **UT**, hereby CONVEY AND WARRANT to

Angie M Jensen, A Married Woman, Grantee, of **St. George, Washington** County, State of **UT**, 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**:

LOT 71, COTTONWOOD SUBDIVISION - PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

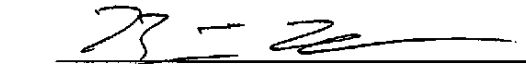
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **6-30-2023**.

A.P.N.: **SG-CTT-5-71**

Warranty Deed - continued

File No.: **321-6276220 (TF)**

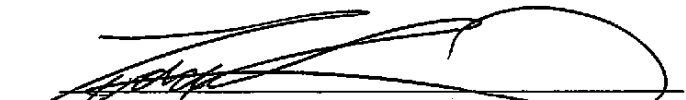

Benjamin Hesson

STATE OF Utah)
County of Utah) ss.

On 6-30-2023, before me, the undersigned Notary Public, personally appeared **Benjamin Hesson**, 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: 9-17-2026


Notary Public

