

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/02/2023 03:59:42 PM Fee \$40.00 By SNOW
JENSEN & REECE

Recorded at request of:

Justin R. Neighbor and Linda K. Neighbor
463 South 60 East
Hurricane, UT 84737

Return recorded deed and mail tax notice to:

Justin R. and Linda K. Neighbor Revocable Trust Dated July 20, 2023
Justin R. Neighbor and Linda K. Neighbor, Trustees
463 South 60 East
Hurricane, UT 84737

Tax I.D. No. H-370-B-1

WARRANTY DEED

Justin R. Neighbor and Linda K. Neighbor, of 463 South 60 East, Hurricane, Washington County, State of Utah, Grantors, hereby CONVEY and WARRANT all right, title, and interest which Grantors have to Justin R. Neighbor and Linda K. Neighbor, Trustees of the Justin R. and Linda K. Neighbor Revocable Trust Dated July 20, 2023, of 463 South 60 East, Hurricane, Washington County, State of Utah, Grantees, for the sum of TEN DOLLARS, (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

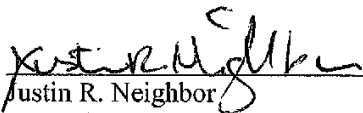
See Attached Exhibit "A" For Legal Description

TOGETHER WITH all improvements and appurtenances thereunto belonging, excluding all water rights.

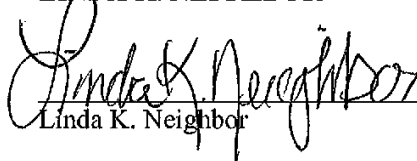
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand of said Grantors, this 20th day of July 2023.

JUSTIN R. NEIGHBOR


Justin R. Neighbor

LINDA K. NEIGHBOR


Linda K. Neighbor

STATE OF UTAH

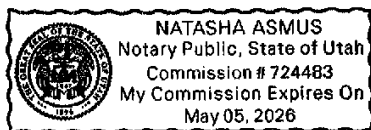
)

: ss.

COUNTY OF WASHINGTON

)

On the 20th day of July 2023, Justin R. Neighbor and Linda K. Neighbor, who are personally known to me to be the signers of the foregoing instrument, duly acknowledged before me that they executed the same.



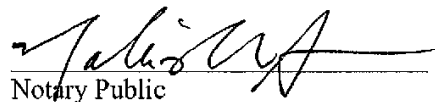

Notary Public

Exhibit "A"

Beginning at a point 200.50 feet South of the Northwest corner of Lot Twenty-Two (22), HURRICANE LOCAL SURVEY, of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 275.00 feet, more or less, to a point on the East line of said Lot 22; thence South 09°15' East along the East line of said Lot 22, to the Southeast Corner of said Lot 22; thence West along the South line of said Lot 22, to the Southwest corner of said Lot; thence North along the West line of said Lot 22, to the point of beginning.

ALSO:

All of Lot Twenty-One (21), HURRICANE LOCAL SURVEY.

LESS and EXCEPTING the following described property.

Beginning at the Southwest Corner of Lot 21, running thence North 148.50 feet; thence East 300.67 feet to the East line of said Lot 21; thence South 7°29' West 149.78 feet to the South line of said Lot 21; thence West 281.16 feet, to the point of beginning, being South One-Half (S½) of Lot 21 and the South 3 rods of the North One-Half (N½) of Lot 21 of the Hurricane Local Survey.