

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/28/2021 02:38:20 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
2971 E. Sycamore Lane
St George, UT 84790



Property Reference Information:

Tax Parcel No(s).: SG-ARBR-5-59

Property Address(es) (if any):

2971 E. Sycamore Lane, St George, UT 84790

WARRANTY DEED

STG INVESTMENTS LLC, a UTAH limited liability company ("Grantor"),

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

MARLIN PAYNE, A MARRIED MAN. ("Grantee(s)")

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"):

LOT 59, THE ARBORS - PHASE 5 SUBDIVISION, 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 Grantee(s) 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 2021 and thereafter.

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

Information for reference purposes:

GT Title File No.: W45375

Tax Parcel No(s).: SG-ARBR-5-59

Property Address(es) (if any):

2971 E. SYCAMORE LANE, ST GEORGE, UT 84790

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 22 day of **SEPTEMBER, 2021**.

STG INVESTMENTS LLC

By _____

ROBERT WYMANIts: **MANAGER**

STATE OF UTAH

)) ss.

COUNTY OF WASHINGTON)

On this 22 day of **September, 2021**, personally appeared before me **ROBERT WYMAN**, who stated that he/she is the **MANAGER** of **STG INVESTMENTS LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

