DOC ID 20210081107 Warranty Deed Page Rof 1 Gary Christensen Washington County Recorder 12/27/2021 03 25:59 PM Fee \$40.00 By SOUTHERN UTAH TITLE COMPANY When recorded mail deed and tax notice to: Derek Durham 536 N 480 W Hurricane, UT 84737 SOUTHERN UTAH TITLE COMPANY "Doing good Deeds for over 70 years Őrder No. 222445 - SS Space Above This Line for Recorder's Use Tax I.D. No. H-HHT-3-173 WARRANTY DEED Grandaddy, LLC, a Utah limited liability company, grantor(s), of Kaysville, County of Davis, State of Utah, hereby CONVEY and WARRANT to Derek Durham and Tomi Jo Durham, Husband and Wife as Joint Tenants, grantee(s) of Hurricane, County of Washington, State of Utah, for the Sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah: Lot 173, "HURRICANE HEIGHTS TOWNHOMES - PHASE 3", 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 there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity. WITNESS the hand(s) of said grantor(s), this 27 day of December. 2021. Grandadd LLC, a Utah limited liability A COR company ₿v:) Howard Wendell Cheney, Member STATE OF Utah) Davis :ss. COUNTY OF Wa) On the **23** day of December, 2021, personally appeared before me, Howard Wendell Cheney, who being by me duly sworn, did say that he/she is the Member of Grandaddy, LLC, a Utah limited liability company and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Howard Wendell Cheney acknowledged to me that said limited liability company executed the same. NOTARY PUBLIC JED D. STANGER NOTARY PUBLIC - STATE OF UTAH My Commission Expires: 2-20-10-10 My Comm. Exp. 09/05/2024 Commission # 713451 MORICIA NOFFICIAL COLO