

Corporate Warranty Deed Page 1 of 1
 Gary Christensen Washington County
 Recorder
 05/06/2022 03:52:10 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Lancaster and Alison Brown
 2917 East Beartrap Canyon Drive
 Washington, UT 84780



Order No. 224063 - BG
 Tax I. D. No. W-RASV-1-38

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

S & S Construction, Inc., a Utah Corporation, organized and existing under the laws of the State of Utah with its principal office in St. George, County of Washington, State of Utah, grantor, hereby

CONVEYS and WARRANTS to

Lancaster Joel Brown and Alison Evonne Brown, Husband and Wife, as Joint Tenants, grantees of Washington, 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 Thirty-Eight (38), RIVERBEND AT SUNRISE VALLEY 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 there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officer who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum. In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 5th day of May, 2022.

S & S Construction, Inc., a Utah Corporation

By: _____

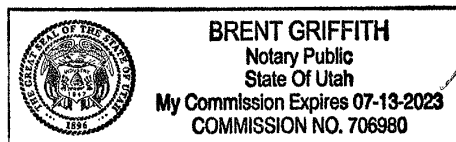
Tammy Knowles, Authorized Agent

STATE OF UTAH)

:ss.

COUNTY OF WASHINGTON)

On the 5th day of May, 2022, personally appeared before me, Tammy Knowles, who being by me duly sworn, did say that she is an Authorized Agent of S & S Construction, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Tammy Knowles duly acknowledged to me that said corporation executed the same.



NOTARY PUBLIC

My Commission Expires: