

Warranty Deed Page 1 of 1  
Gary Christensen Washington County Recorder  
07/19/2022 03:00:09 PM Fee \$40.00 By AMICUS  
TITLE AND ESCROW SERVICES

**Amicus Title & Escrow Services, LLC**  
**Mail Tax Notices to Grantee and**  
**WHEN RECORDED RETURN TO:**  
**Jeff Smith Construction, LLC**  
**491 North Bluff Street, suite 203**  
**St. George, Utah 84770**  
**File No.: AM1577-SH**

**WARRANTY DEED**

**GRANTOR(S): Sweetwater Development Group, LLC, a Utah Limited Liability Company**  
hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Jeff Smith Construction, LLC, a Utah limited liability company**

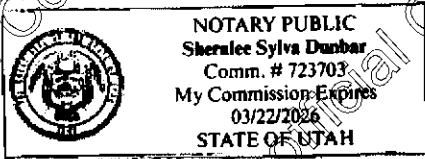
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

**Lot Twenty-One (21), "BRIDGEWATER TOWNHOMES AT SUNBROOK", according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

Tax Parcel No.: SG-BTSB-21

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 15<sup>th</sup> day of July, 2022.



**Sweetwater Development Group, LLC, a Utah Limited Liability Company**

BY: [Signature]  
Tyler Waters  
Manager

State of Utah                    }  
  } ss.  
County of Washington        }

On this 15<sup>th</sup> day of July, 2022, personally appeared before me, Tyler Waters, who being duly sworn, did say that he is the Manager of Sweetwater Development Group, LLC, a Utah Limited Liability Company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Tyler Waters, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public