DOC ID 20220044700 Warranty Deed Page Kof 2 Gary Christensen Washington County Recorder 09/28/2022 02:40:45 PM Fee \$40.00 By METRO NATIONAL TITLE Mail Tax notice to: Grantee 9825 N Willowbrook Dr. Highland IF 84003 File No.: 94113 Dax ID No.: W-DRSH-235 WARRANTY DEEI Heather Groom and Brent Groom, wife and husband as joint tenants with full rights of survivorship GRANTOR of Highland, State of Utah, hereby CONVEYS and WARRANTS TO: Brent Groom and Heather Groom, husband and wife as Join tenants with full rights of survivorship GRANTEE of Highland, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah: Lof 235 Desert Ravine at Sienna Hills, according to the Official Plat thereof, on file in the Office The Recorder of Washington County, State of Utah. SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record. TNESS, the hand(s) of serial grantor(s), 27th day of September, 2022.

09/28/2022 02:40:45 PM 20220044700 Page 2 of 2 Washington County Heather Groom **Brent Groom** State of Utah County of Utah)ss: On this date, September 27, 2022, personally appeared before me Heather Groom and Brent Groom, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same **HEATHER JACKSON** NOTARY PUBLIC • STATE OF UTAH My Commission Expires April 30, 2026 COMMISSION NUMBER 724005 Public