

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/01/2023 12:33:58 PM Fee \$40.00 By
BANGERTER FRAZIER GROUP, PC

AFTER RECORDATION, RETURN AND MAIL TAX NOTICES TO:

Dennis E. Pitts & Kim L. Pitts, Trustees
3086 W 570 N
Hurricane, UT 84737

Property Code: H-SKTH-1-26
Property Address: 3086 W 570 N, Hurricane, UT 84737

WARRANTY DEED

THIS INSTRUMENT, made as of this September 1, 2023, by and between **Dennis E. Pitts and Kim L. Pitts, as joint tenants** (hereinafter “**Grantors**”), and **Dennis Eugene Pitts and Kim Louise Pitts, Trustees**, or their successors in interest, of the **Dennis E. Pitts and Kim L. Pitts Living Trust dated September 1, 2023, and any amendments thereto** (hereinafter “**Grantees**”).

WITNESSETH:

That for no consideration, the Grantors do hereby CONVEY AND WARRANT unto the Grantees, all of Grantors’ interest in that certain real property described as follows:

Unit Twenty-Six (26), SKY VALLEY TOWNHOMES 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.

-SIGNATURES ON FOLLOWING PAGE-

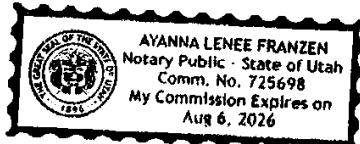
IN WITNESS WHEREOF, the Grantors sign this instrument on September 1, 2023.

Dennis E. Pitts (Grantor)

Kim J. Pitts (Grantor)

STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On September 1, 2023, before me personally appeared **Dennis E. Pitts and Kim L. Pitts**, who executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such Instrument in such capacity.



Ayanna Franzen, Notary Public