

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
10/12/2023 10:22:13 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
511 SOUTH 600 WEST
HURRICANE, UT 84737



Property Reference Information:

Tax Parcel No(s).: **H-OFS-2**
Property Address(es) (if any):
511 SOUTH 600 WEST, HURRICANE, UT 84737

WARRANTY DEED

JEREMY STOKES AND KYLIE STOKES, ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

STOX, LLC, A UTAH LIMITED LIABILITY COMPANY, ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT TWO (2), OLD FARM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF,
ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF
UTAH.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

Tax Parcel No(s).: H-OFS-2
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511 SOUTH 600 WEST, HURRICANE, UT 84737

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 11th day of OCTOBER, 2023.

Jeremy Stokes
JEREMY STOKES

KYLIE STOKES

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 11 day of October, 2023, personally appeared before me **JEREMY STOKES AND KYLIE STOKES**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC



Tax Parcel No(s).: H-OFS-2
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-Signature Page to Warranty Deed-

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JEREMY STOKES

KYLIE STOKES

STATE OF UTAH)
COUNTY OF UTAH WASHINGTON) SS.
)

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NOTARY PUBLIC

