

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

11/02/2023 03:40:54 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEES AT:

248 NORTH 220 WEST

LA VERKIN, UT 84745



Property Reference Information:

Tax Parcel No(s): LV-CHO-3-29

Property Address(es) (if any):

248 NORTH 220 WEST, LA VERKIN, UT 84745

**WARRANTY DEED**

**SKYLAR ROY MILLS** ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**CARA HOLTZ and WILLIAM MATTHEW OELKE, JOINT TENANTS** ("Grantees")

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 29, CHERRY ORCHARD PHASE 3, 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 in favor of Grantees 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.]

Information for reference purposes:

GT Title File No.: **W54549**

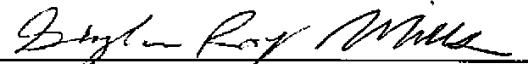
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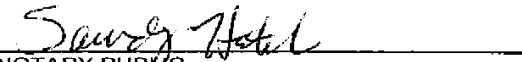
**-Signature Page to Warranty Deed-**

Witness the hand of Grantor this 31 day of **OCTOBER, 2023**.

  
**SKYLAR ROY MILLS**

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 31 day of **October, 2023**, personally appeared before me **SKYLAR ROY MILLS**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC

