

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 GRANTEEES 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"):

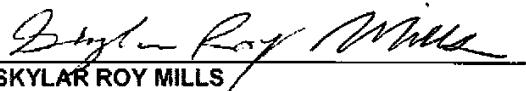
**LOT 29, CHERRY ORCHARD PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF,
ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF
UTAH.**

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.

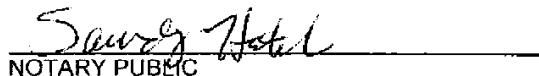
[Remainder of page intentionally left blank. Signatures appear on the following page.]

*Information for reference purposes:*GT Title File No.: **W54549**Tax Parcel No(s).: **LV-CHO-3-29**

Property Address(es) (if any):

248 NORTH 220 WEST, LA VERKIN, UT 84745**-Signature Page to Warranty Deed-**Witness the hand of Grantor this 31 day of **OCTOBER, 2023**.
SKYLAR ROY MILLSSTATE 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.


SANDY HATCH
NOTARY PUBLIC