

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
01/17/2024 03:58:58 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

**SPECIAL WARRANTY DEED**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

Blake Bauman, Esq.  
Ray Quinney & Nebeker, P.C.  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111

Tax Parcel No. SG-6-2-23-44031.

CT-173201-MCF

(Above Space For Recorder's Use Only)

**SPECIAL WARRANTY DEED**

SUNSET SPRINGS INVESTMENT COMPANY, LLC, a Utah limited liability company, of 2275 Country Bend Drive, South Jordan, Utah 84095 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warranty against all who claim by, through, or under Grantor but not otherwise, to SUNSET SPRINGS ST GEORGE, LLC, a Utah limited liability company, of 223 W. 700 S., Salt Lake City, Utah 84101 ("Grantee"), its successors and assigns forever, all of Grantor's right, title, and interest in that certain real property situated in Washington County, Utah:

See Exhibit A attached hereto and made a part hereof

together with (a) all improvements located thereon, (b) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, and (c) all right, title, and interest of Grantor, if any, in and to all land lying in the bed of any street, road or alley, open or proposed, adjoining such real property.

SUBJECT to current taxes and assessments, all matters of record and any matters that would be disclosed by an inspection or survey.

DATED as of the 17<sup>th</sup> day of January, 2024.

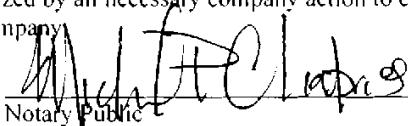
GRANTOR:

SUNSET SPRINGS INVESTMENT COMPANY, LLC,  
a Utah limited liability company

By: S. Marie Hansen  
Name: S. Marie Hansen  
Title: Manager

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was executed before me this 17<sup>th</sup> day of January, 2024, by S. Marie Hansen, the Manager of Sunset Springs Investment Company, LLC, a Utah limited liability company, who acknowledged that she has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.



Notary Public

