

Warranty Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 03/15/2024 02:11:27 PM Fee \$98.00 By
 PROSPECT TITLE INSURANCE

RETURN TO AND
 MAIL TAX NOTICE TO:
 GRANTEE
 1245 E. Brickyard Road, Suite 230
 Salt Lake City, Utah 84106

WARRANTY DEED

Miller Bates, LLC, a Utah Limited Liability Company

Grantor,
 of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to:

MB-LaVerkin Land, LLC, a Utah Limited Liability Company

Grantee,

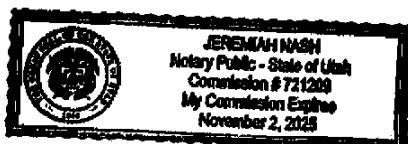
of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and Other Good and Valuable Consideration, the following tracts of land in Washington County, State of Utah, to-wit

SEE ATTACHED EXHIBIT "A"

LV-SUNS-1, LV-SUNS-2, LV-SUNS-4, LV-SUNS-5, LV-SUNS-10, LV-SUNS-14, LV-SUNS-15, LV-SUNS-16, LV-SUNS-17, LV-SUNS-18, LV-SUNS-19, LV-SUNS-20, LV-SUNS-21, LV-SUNS-22, LV-SUNS-24, LV-SUNS-25, LV-SUNS-26, LV-SUNS-27, LV-SUNS-32, LV-SUNS-33, LV-SUNS-34, LV-SUNS-35, LV-SUNS-36, LV-SUNS-37, LV-SUNS-38, LV-SUNS-39, LV-SUNS-40, LV-SUNS-41, LV-SUNS-42, LV-SUNS-43, LV-SUNS-44, LV-SUNS-45, LV-SUNS-46, LV-SUNS-48, LV-SUNS-49, LV-SUNS-50, LV-SUNS-51, LV-SUNS-52, LV-SUNS-54 AND LV-SUNS-55

Subject to property taxes for the year 2024 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 14th day of March, 2024



Miller Bates, LLC, a Utah Limited Liability Company

Melissa B. Miller
 By: Melissa B. Miller, Manager

STATE OF UTAH)
 COUNTY OF SALT LAKE)
 :88

On the 14th day of March, 2024, personally appeared before me Melissa B. Miller, as Manager of Miller Bates, LLC, a Utah Limited Liability Company, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same, for and on behalf of and as manager of said limited liability company.

J. Nash
 Notary Public
 My Commission Expires: 11/01/2025
 Residing at: 1245 E 6400 S
SLC UT

EXHIBIT "A"

Lots 1, 2, 4, 5, 10, 14 through 22, inclusive, 24 through 27, inclusive, 32 through 45, inclusive, 48 through 52, inclusive, 54, and 55, SUNSET VIEW ESTATES, according to the Official plat thereof as recorded in the Office of the Washington County Recorder, State of Utah.