

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

06/13/2024 01:53:48 PM Fee \$40.00 By

PROSPECT TITLE INSURANCE



**Prepared By Prospect Title Insurance
Agency, LLC**
106615-24

Mail Property Tax Notice to:
470 N. 2450 W
Tremonton, UT 84337

Space Above This Line for Recorder's Use

WARRANTY DEED

GRANTOR(S) MB - Finley Farms (TC) LLC, a Utah Limited Liability Company

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Desert Sage Home Builders, LLC

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of Utah:

See Attached Exhibit "A"

Tax Parcel No. W-FIFA-3-305 & W-FIFA-3-308 & W-FIFA-3-309 & W-FIFA-3-310

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants, Conditions and Restrictions now of record.

WITNESS our hands on 11th day of June, 2024.

WARRANTY DEED

Grantor:

MB - Finley Farms (TC) LLC, a Utah Limited Liability Company

By:

Richard H. Miller, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 11 day of June, 2024, personally appeared Richard H. Miller, Manager of MB - Finley Farms (TC) LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirmed did say he/she is Manager of MB - Finley Farms (TC) LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Notary Public

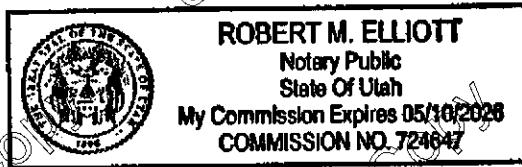


EXHIBIT A

All of Lots 305, 308, 309, and 310, Finley Farms Subdivision Phase 3, a subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.