

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/30/2024 03:55:29 PM Fee \$40.00 By GT TITLE
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
1070 N. State Street, Laverkin, UT 84745

Transaction Reference Information:

File Number: SL58782CJ

Tax Parcel No(s).: LV-SUNS-24

Property Address(es) (if any):

396 N 200 E, LA VERKIN, UT 84745

WARRANTY DEED

MB-LaVerkin Land, LLC, a Utah limited liability company ("Grantor"),

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

Straight Up Builders, Inc., a Arizona corporation ("Grantee"),

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 24, SUNSET VIEW ESTATES, according to the Official Plat thereof as recorded in the Office of the Washington County Recorder, State of Utah.

With all the covenants and warranties of title from Grantor in favor of Grantee 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 2024 and thereafter.

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

Information for reference purposes:

GT Title File No. **SL58782CJ**
Tax Parcel No(s) : **LV-SUNS-24**
Property Address(es) (if any):
396 N 200 E, LA VERKIN, UT 84745

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor

Witness the hand of Grantor this 26th day of SEPTEMBER, 2024.

MB-LaVerkin Land, LLC
By: **Miller Bates, LLC**
Its: Manager

By: Melissa Miller
Melissa B. Miller
Its: Manager

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

On this 26 day of September, 2024, personally appeared before me **Melissa B. Miller**, who stated that she is the **Manager of Miller Bates, LLC**, who is the **Manager of MB-LaVerkin Land, LLC**, 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/they executed this instrument in her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Christina Moser
NOTARY PUBLIC

