

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/16/2024 02:42:03 PM Fee \$40.00 By INFINITY  
TITLE

Recording requested by:  
Infinity Title Insurance Agency LLC

After Recording Return To:  
URBAN DESERT HOMES, LLC  
633 East Desert Flower Drive  
Washington, UT 84780

Mail Tax Notice To:  
URBAN DESERT HOMES, LLC  
633 East Desert Flower Drive  
Washington, UT 84780

File Number: 2024-8864  
Parcel ID: H-SCPE-2-30 & H-SCPE-2-39

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## **Warranty Deed**

Know All Men By These Presents that

**SCENIC POINT LAND HOLDINGS LLC, a Utah Limited Liability Company**

(henceforth referred to as "Grantor") of 1820 Printers Row, West Valley City, UT 84119, for consideration paid, hereby CONVEY(s) and WARRANTS to:

**URBAN DESERT HOMES, LLC, a Utah Limited Liability Company**

(henceforth referred to as "Grantee") of 633 East Desert Flower Drive, Washington, UT 84780, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**LOTS 30 AND 39, SCENIC POINTE SUBDIVISION, PHASE 2, ACCORDING TO  
THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE  
RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

**WARRANTY DEED**

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 16th day of October, 2024.

SCENIC POINT LAND HOLDINGS LLC, a Utah Limited Liability Company

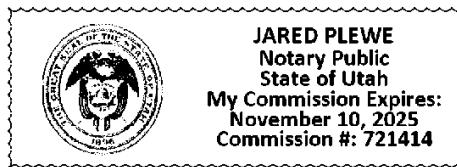
By:   
AUSTIN OVERMAN, MANAGER

STATE OF UTAH  
COUNTY OF Washington

On this 16th day of October, 2024, personally appeared AUSTIN OVERMAN, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is MANAGER of SCENIC POINT LAND HOLDINGS LLC and said document was signed by him/her on behalf of said LLC by Authority of its Bylaws or Resolution of its Board of Directors, and said MANAGER acknowledged to me said LLC executed the same.

Witness my hand and official seal.

  
Notary Public



The principal(s) making the acknowledgment, oath or affirmation and signing the document appeared remotely using audio/video communication technology provided by Qualia RON.

WARRANTY DEED