

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
12/12/2024 04:33:05 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Michael Wade
368 East Riverside Drive
Suite 3A
St. George, UT 84790



File No.: 185240-CAP

WARRANTY DEED

Clearstone LLC, a Utah limited liability company,

GRANTOR(S), of Washington, State of Utah, hereby conveys and warrants to

Michael Wade,

GRANTEE(S), of Washington and Orem, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: W-BRIO-6B-654 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 12th day of December, 2024.

Clearstone LLC, a Utah limited liability company

By: Michael Wade
Its: Manager

By: Michael Wade

STATE OF UTAH

COUNTY OF WASHINGTON

On 12th day of December, 2024, before me, personally appeared Michael Wade, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Clearstone LLC, a Utah limited liability company.

Mairinck
Notary Public

STATE OF UTAH

COUNTY OF WASHINGTON

On this 12th day of December, 2024, before me, personally appeared Michael Wade, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Mairinck
Notary Public



EXHIBIT A
Legal Description

Lot 654, BRIO - PHASE 6B, according to the official plat thereof as recorded in the office of the Washington County Recorder.