

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/27/2024 02:26:22 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Treven Hansen
861 East 600 North
Heber City, UT 84032



File No.: 173044-MAP

WARRANTY DEED

Southern Desert Retreat LLC,

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

Treven Hansen,

GRANTEE(S), of Heber, 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:

Lot 50, PECAN VALLEY - PHASE 3 AMENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: H-PEV-3-50 (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 27th day of December, 2024.

Southern Desert Retreat LLC

BY: Joshua B. Spears
Joshua B Spears
Member

BY: Brandi J. Spears
Brandi J Spears
Member

STATE OF UTAH

COUNTY OF WASHINGTON

On this 27th day of December, 2024, before me, personally appeared Joshua B Spears, 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 Southern Desert Retreat LLC.

Melynda Airmet
Notary Public



STATE OF UTAH

COUNTY OF WASHINGTON

On this 27th day of December, 2024, before me, personally appeared Brandi J Spears, 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 Southern Desert Retreat LLC.

Melynda Airmet
Notary Public

