

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
04/29/2025 01:25:42 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Sunshine Builders, LLC  
1546 Montezuma Circle  
St. George, UT 84790



File No.: 188274-CAF

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## WARRANTY DEED

Kariann Leavitt and Steven T. Lewis,

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

Sunshine Builders, LLC, a Utah Limited Liability Company,

**GRANTEE(S)**, of St. George, 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 364, PAINTED SANDS PHASE 3, according to the official plat thereof as recorded in the office of the Washington County Recorder.

**TAX ID NO.:** H-PNTS-3-364 (for reference purposes only)

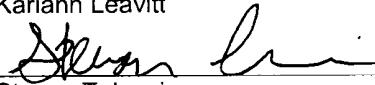
**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

*[Signature on following page]*

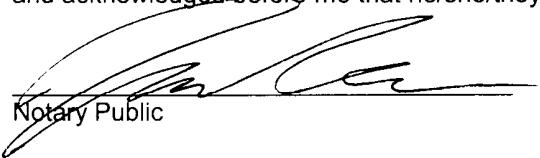
Dated this 28th day of April, 2025.

  
\_\_\_\_\_  
Kariann Leavitt  
  
\_\_\_\_\_  
Steven T. Lewis

STATE OF UTAH

COUNTY OF WASHINGTON

On this 28th day of April, 2025, before me, personally appeared Kariann Leavitt and Steven T. Lewis, 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.

  
Notary Public

