

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

WARRANTY DEED

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.

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:

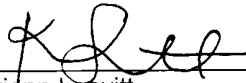
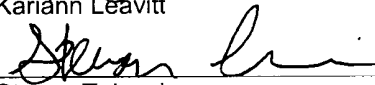
Lot 364, PAINTED SANDS PHASE 3, according to the official plat thereof as recorded in the office of the
Washington County Recorder.

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.

[Signature on following page]

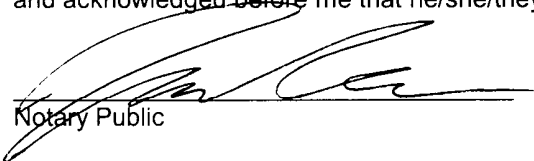
Dated this 28th day of April, 2025.


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

