

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
07/15/2025 02:15:52 PM Fee \$40.00 By GT TITLE
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
8857 N SUFFOLK LANE, EAGLE MOUNTAIN, UT 84005

Transaction Reference Information:

File Number: **SL61905LC**

Tax Parcel No(s): **W-QMRS-2**

Property Address(es) (if any):

293 N. QUAIL RIDGE DRIVE, WASHINGTON, UT 84780

WARRANTY DEED

RAE LYNN WILSON ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

HUDDYJAX, LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 2, QUAIL MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

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-Signature Page to Warranty Deed-

Witness the hand of Grantor this 14 day of **JULY, 2025**.

Rae Lynn Wilson
RAE LYNN WILSON

STATE OF UTAH

COUNTY OF Washington) ss.

On this 14 day of **July, 2025**, personally appeared before me **RAE LYNN WILSON**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

J. E. Waters
NOTARY PUBLIC

