

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

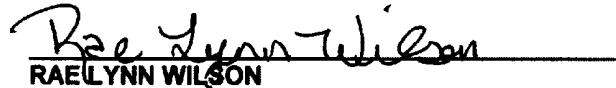
**HUDDYJAX, LLC, a UTAH limited liability company ("Grantee"),**in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):**LOT 2, QUAIL MINOR SUBDIVISION, ACCORDING 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:GT Title File No.: **SL61905LC**Tax Parcel No(s).: **W-QMRS-2**

Property Address(es) (if any):

**293 N. QUAIL RIDGE DRIVE, WASHINGTON, UT 84780****-Signature Page to Warranty Deed-**Witness the hand of Grantor this 14 day of JULY, 2025.  
RAE LYNN WILSONSTATE OF UTAH )  
) ss.  
COUNTY OF Washington

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.

  
\_\_\_\_\_  
NOTARY PUBLIC