

Recording Requested by:
First American Title Insurance Company
635 N Main Street, Suite 681
Richfield, UT 84701
(435)896-4408

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Morning Side Construction, LLC
840 South E. Redview Dr.
Monroe, UT 84754

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **361-6218677 (sb)**
A.P.N.: **3-294-14**

Duane Charles Roberts and Anne Kathryn Roberts, Grantor, of **Gilbert, AZ** County, State of **Maricopa**, hereby CONVEY AND WARRANT to

Morning Side Construction, LLC, Grantee, of **Monroe, Sevier** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sevier** County, State of **Utah**:

LOT 14, WHITE FENCE FARMS SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SEVIER COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this July 15, 2022

eRecording: # 00430288 B: 0808 P: 0405

07/18/2022 12:05 PM Warranty Deed

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Fee: \$40.00 By: FIRST AMERICAN - RICHFIELD
Jason Monroe, Sevier County, Utah Recorder

A.P.N.: 3-294-14

Warranty Deed - continued

File No.: 361-6218677 (sb)

Duane Charles Roberts
Duane Charles Roberts

Anne Kathryn Roberts
Anne Kathryn Roberts

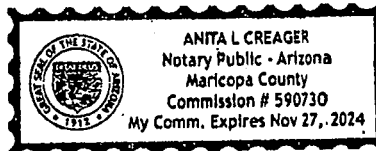
STATE OF Arizona)
County of Maricopa) ss.

On July 15, 2022, before me, the undersigned Notary Public, personally appeared **Duane Charles Roberts and Anne Kathryn Roberts**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11/27/2024

Anita L Creager
Notary Public



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