

MAIL TAX NOTICES TO GRANTEE AT:
6363 Stone Ridge Drive, Mountain Green, UT 84050



Property Reference Information:

Tax Parcel No(s): **6-91-1**

Property Address(es) (if any):

800 NORTH 750 EAST, RICHFIELD, UT 84701

WARRANTY DEED

ROBERT PATTERSON ("Grantor"),

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

MCER HOLDINGS, LLC, a Utah limited liability company ("Grantee"),

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

**LOT 1, IDEAL ACRES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE SEVIER 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 **2023** and thereafter.

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

eRecording: # 00433312 B: 0816 P: 0135

03/17/2023 02:44 PM Warranty Deed

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Fee: \$40.00 By: GT TITLE SERVICES

Jason Monroe, Sevier County, Utah Recorder

Information for reference purposes:

GT Title File No.: L53054E


Tax Parcel No(s): 6-91-1

Property Address(es) (if any):

800 NORTH 750 EAST, RICHFIELD, UT 84701

-Signature Page to Warranty Deed-

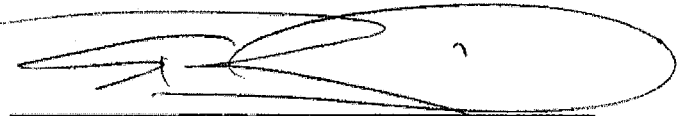
Witness the hand of Grantor this 17 day of **MARCH, 2023**.



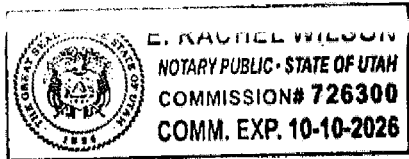
ROBERT PATTERSON

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 17th day of **March, 2023**, personally appeared before me **ROBERT PATTERSON**, 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



eRecording: # 00433312 B: 0816 P: 0136

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Fee: \$40.00 By: GT TITLE SERVICES
Jason Monroe, Sevier County, Utah Recorder