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B: 1613 P: 1270 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1

06/27/2022 01:55:52 PM By: SOUTHERN UTAH TITLE COMPANY OF CEDAR CITY

When recorded mail deed and tax notice to:
Markley Allan Ward
1559 South West Topaz Drive, Unit A
Cedar City, UTAH 84720



SOUTHERN UTAH
TITLE COMPANY
"Doing good Deeds for over 70 years"
sutc.com

Order No. 57315 - JW
Tax I.D. No. B-2030-0004-0000

Space Above This Line for Recorder's Use

WARRANTY DEED

4B Ranch, LLC., a Utah Limited Liability Company , grantor(s), of Cedar City, County of Iron, State of Utah, hereby CONVEY and WARRANT to

Markley Allan Ward and Angela Dawn Ward, Husband and Wife, as Joint Tenants , grantee(s) of Cedar City, County of Iron, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Iron County, State of Utah:

All of Lot Four (4), 4B Ranch Subdivision, Phase 3, according to the Official Plat thereof, on file in the Office of the Recorder of Iron County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 27 day of June, 2022.

4B Ranch, LLC., a Utah Limited Liability Company

By: [Signature]
Alex Meisner , Manager

STATE OF Utah)
 :ss.
COUNTY OF Iron)

On the 27 day of June, 2022, personally appeared before me, Alex Meisner , who being by me duly sworn, did say that he/she is the Manager of 4B Ranch, LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Alex Meisner acknowledged to me that said limited liability company executed the same.


JAMI WEBSTER
Notary Public
State Of Utah
My Commission Expires 01/14/2024
COMMISSION NO. 709916

[Signature]
NOTARY PUBLIC
My Commission Expires: 1/14/2024