

DOC # 20180042021

Warranty Deed Page 1 of 1
Russell Shirts Washington County Recorder
10/17/2018 04:19:55 PM Fee \$ 10.00
By G T TITLE



MAIL TAX NOTICES TO GRANTEE(S) AT:
1467 WEST GRAPEVINE DRIVE
ST. GEORGE UTAH 84790

G T TITLE
File No. W26092

Tax ID No.: **SG-FOSS-4-21**

WARRANTY DEED

FOSSIL HILLS TOWNHOMES, LLC, a UTAH Limited Liability Company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

YOMAMA LLC

of **WASHINGTON** County, State of **Utah** (hereafter "**Grantee**"),

that certain real property located in **WASHINGTON** County, Utah commonly known as **3258 SOUTH RELIC RIDGE DRIVE, ST GEORGE, UT 84790**, and further described as follows:

ALL OF LOT 21, FOSSIL HILLS TOWNHOMES PHASE 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

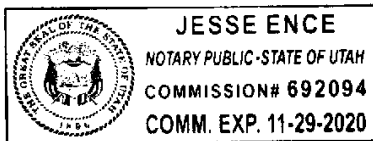
Witness the hand of Grantor this 10 day of OCTOBER, 2018.

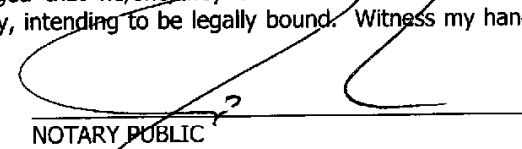
FOSSIL HILLS TOWNHOMES, LLC

By: 
JUSTIN M GEE, AUTHORIZED AGENT

STATE OF UTAH)
) ss.
COUNTY OF **WASHINGTON**)

On this 10 day of October, 2018, personally appeared before me **JUSTIN M GEE**, who stated that he/she is the **AUTHORIZED AGENT of FOSSIL HILLS TOWNHOMES, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.




NOTARY PUBLIC