

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
03/13/2020 02:40:23 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Ladd Baldwin Howell  
1001 W Curly Hollow Dr. #80  
St. George, UT 84770



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

Order No. 208896 - RK

Tax I.D. No. SG-BHSG-4180

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Blackhawk Townhomes, L.L.C., a Utah Limited Liability Company**, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

**Ladd Baldwin Howell, a Married Man**, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**Lot Eighty (80), Building 23, "BLACKHAWK TOWNHOMES ST. GEORGE, PHASE 4", according to the Official Plat thereof, on file in the Office of the Recorder of Washington 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 13<sup>th</sup> day of March, 2020.

Blackhawk Townhomes, L.L.C., a Utah Limited Liability Company

By: T-Lyle Development, LLC., a Utah Limited Liability Company  
Its: Member

By: [Signature]  
Tim Lyle, Manager

By: Dennis Garr Construction, Inc., a Utah Corporation  
Its: Member

By: [Signature]  
Dennis Garr, President

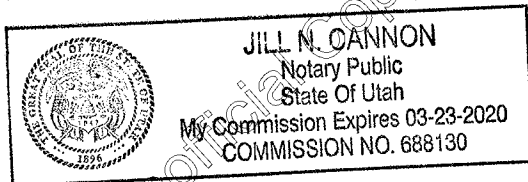
See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Warranty Deed executed by Blackhawk Townhomes, L.L.C., a Utah Limited Liability Company grantor(s), to Ladd Baldwin Howell grantee(s)

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Tax I.D. No. SG-BHSG-4-80

STATE OF Utah )  
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COUNTY OF Washington )

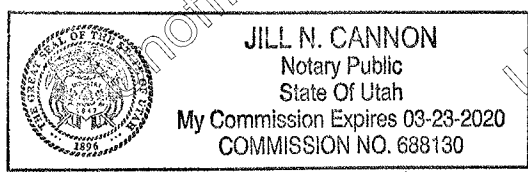
On the 13<sup>th</sup> day of March, 2020, personally appeared before me, Dennis Garr, who being by me duly sworn, did say that he/she is the President of Dennis Garr Construction, Inc., a Utah Corporation, Member of Blackhawk Townhomes, L.L.C., a Utah Limited Liability Company, and that said instrument 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 Dennis Garr acknowledged to me that said limited liability company executed the same.



*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 3-23-20

STATE OF Utah )  
 )  
 ) :ss.  
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COUNTY OF Washington )

On the 13<sup>th</sup> day of March, 2020, personally appeared before me, Tim Lyle, who being by me duly sworn, did say that he/she is the Manager of T-Lyle Development, LLC., a Utah Limited Liability Company, Member of Blackhawk Townhomes, L.L.C., 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 Tim Lyle acknowledged to me that said limited liability company executed the same.



*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 3-23-20