

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
08/31/2020 11:39:57 AM Fee \$40.00 By INFINITY
TITLE INSURANCE AGENCY LLC

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
BRIAN SEWELL
53 E 1125 S
Hurricane, UT 84737

File Number: 2020-3540
Parcel ID: H-SURS-2-30

Warranty Deed

--Know-All Men-By These Presents that--

FHR LC LLC, a Utah Limited Liability Company

(henceforth referred to as "Grantor") of 759 South 1480 West, Hurricane, UT 84737, for consideration paid, hereby CONVEY(s) and WARRANTS to:

BRIAN SEWELL, a married man

(henceforth referred to as "Grantee") of 53 E 1125 S, Hurricane, UT 84737, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**ALL OF LOT 30, SUNSET RIDGE SUBDIVISION PHASE 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE
OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE
OF UTAH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 28 day of August, 2020.

FHR LC LLC, a Utah Limited Liability Company

By: [Signature]
Dennis Back, Manager

STATE OF UTAH
COUNTY OF WASHINGTON

On this 28 day of August, 2020, personally appeared Dennis Back, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of FHR LC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public

