

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
02/25/2021 03:48:48 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
1478 W 460 N 43, HURRICANE, UT 84737



File No. SL37147C
Tax ID No.: H-PNTS-1-43

WARRANTY DEED

MB-Painted Sand Development, LLC, a Utah Limited Liability Company, a Utah limited liability company (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

Robert H. Koenigsdorf, Individually

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

that certain real property located in **WASHINGTON** County, Utah commonly known as **1478 W 460 N 43, HURRICANE, UT 84737**, and further described as follows:

LOT 43, PAINTED SANDS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS OFFICE.

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 property described herein; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 25th day of **FEBRUARY**, 2021.

MB-Painted Sand Development, LLC, a Utah Limited Liability Company

By: Melissa Miller
Melissa Miller
Its: **Manager**

STATE OF UTAH)
) ss.
COUNTY OF **SALT LAKE**)

On this 25 day of February, 2021, personally appeared before me Melissa Miller, who stated that he/she is the **Manager of MB-Painted Sand Development, LLC, a Utah Limited Liability Company**, 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 executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Christina Moser
NOTARY PUBLIC
