DOC ID 20210024506

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
04/06/2021 02:44:58 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Brent Groom
79 E 2650 N
Lehi, UT 84043

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

Order No. 216051 - NS
Tax I.D. No. W-CPR-5-67

Space Above This Line for Recorder's Use

WARRANTY DEED

Omni Development Group, LLC, a Utah Limited Liability Company , grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Brent Groom and Heather L. Groom, Husband and Wife, as Joint Tenants , grantee(s) of Lehi, County of Utah, 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 Sixty-Seven (67), CHAPARRAL RIDGE PHASE 5, 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 5th day of April, 2021.

Omni Development Group, LLC, a Utah Limited Liability Company

By: Kent H Rasmussen
Kent H. Rasmussen, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 5th day of April, 2021, personally appeared before me, Kent H. Rasmussen, who being by me duly sworn, did say that he/she is the Manager of Omni Development Group, 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 Kent H. Rasmussen acknowledged to me that said limited liability company executed the same.

NICOLE STANWORTH
Notary Public
State Of Utah
My Commission Expires 03-05-2024
COMMISSION NO. 710993

Nicole Stanworth
NOTARY PUBLIC

My Commission Expires:

Unofficial Copy