

DOC # 20210036866

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
05/24/2021 03:08:59 PM Fee \$ 40.00  
By G T TITLE

MAIL TAX NOTICES TO GRANTEE(S) AT:  
1541 S. 2400 E.  
HEBER UT 84032



Tax ID No.: H-PEV-3-50

**WARRANTY DEED**

**PECAN VALLEY DEVELOPMENT LLC**, a Utah limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to **JOSHUA SPEARS and BRANDI SPEARS, HUSBAND AND WIFE AS JOINT TENANTS**, of **WASHINGTON** County, State of **Utah** (hereafter "**Grantee**"),

that certain real property located in **WASHINGTON** County, Utah described as follows (the "Property"):

**LOT 50, PECAN VALLEY - PHASE 3, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.**

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.

**\*\*\*ALSO, SUBJECT TO THE FOLLOWING RESTRICTION\*\*\***

Pursuant to the terms and conditions of the certain addendum to the Real Estate Purchase Contract between Grantor and Grantee, no residential dwelling is allowed to be constructed on the Property unless the General Contractor for said construction is Artisan Tile, LLC, d/b/a Artisan Homes. This restriction shall automatically expire and terminate three years from date this deed is recorded in the County Records.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he 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 19 day of APRIL, 2021.

**PECAN VALLEY DEVELOPMENT LLC**

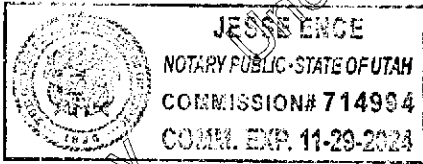
By:   
**Christopher Wyler, Manager**

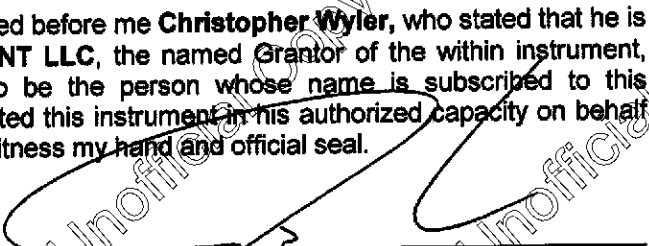
[Remainder of page intentionally left blank. Notary Acknowledgment appears on following page.]

-Notary Acknowledgment to Warranty Deed-

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 11 day of April, 2021, personally appeared before me **Christopher Wyler**, who stated that he is the **Manager of PECAN VALLEY DEVELOPMENT LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



  
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NOTARY PUBLIC