

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
09/01/2021 01:55:53 PM Fee \$40.00 By  
MOUNTAIN VIEW TITLE - ST.GEORGE

File No.: 187406  
Mail Tax Notices to:  
Shane Larson  
2802 E Church Oak Dr.  
St. George, UT 84790

**WARRANTY DEED**

**Woodland Estates Washington Fields, LLC, a Utah Limited Liability Company,**  
grantor,

hereby CONVEY(S) AND WARRANT(S) to

**Shane Larson and Carla Larson, Joint Tenants**  
grantee,

of UT

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land  
in **Washington** County, **Utah**:

ALL OF LOT TWENTY-TWO (22), WOODLAND ESTATES PATIO HOMES, PHASE 2, ACCORDING TO  
THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON  
COUNTY, STATE OF UTAH.

Serial Number: SG-WOO-2-22

Subject to easements, restrictions and rights of way of record.

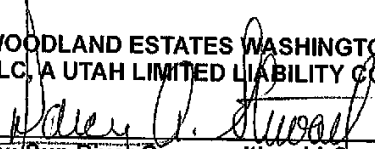
WITNESS, the hands of said grantors, **August 31, 2021**

\*\*\*See attached signature page\*\*\*

Signed in the presence of:

\_\_\_\_\_

**WOODLAND ESTATES WASHINGTON FIELDS,  
LLC, A UTAH LIMITED LIABILITY COMPANY**

  
\_\_\_\_\_  
**By: Sun River Communities, LLC,  
a Utah Limited Liability Company  
By: Darcy A. Stewart  
Manager**

State of **Utah**  
County of **Washington**

On the **31st day of August, 2021**, personally appeared before me, **Darcy A. Stewart**, Manager(s)/ Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public

