

Mail Tax notice to:
Grantee
188 N. 6680 W.,
Unit 8
Hurricane, UT 84737

MNT File No.: 89343
Tax ID No.: H-CSC-2-H-8

WARRANTY DEED

John W. Jeffers, II and Carly Jeffers, husband and wife as joint tenants

GRANTOR of Forney, State of Texas, hereby **CONVEYS** and **WARRANTS TO:**

Matthew Lee Stevenson, a married man

GRANTEE of Washington County, State of Utah, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Washington County, State of Utah:

Unit 8, Building H, contained within the Coral Springs Condominium Phase 2, as the same is identified in the Record of Survey Map recorded in Washington County, Utah, as Entry No. 20080002379, and in the Declaration of Covenants, Conditions and Restrictions for Coral Springs, recorded in Washington County, Utah, on November 7, 2006, as Entry No. 20060051813, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 7th day of December, 2021.



John W. Jeffers, II



Carly Jeffers

State of Texas)

ss:

County of Kaufman

On this date, December 7th, 2021, personally appeared before me John W. Jeffers, II, and Carly Jeffers, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

