

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
03/28/2022 10:59:49 AM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**416 SAGUARRO DRIVE**  
**WASHINGTON, UT 84780**



*Property Reference Information:*  
Tax Parcel No(s): **W-BV-5-522**  
Property Address(es) (if any):  
**416 SAGUARRO DRIVE, WASHINGTON, UT 84780**

### **WARRANTY DEED**

**KYLEE SPRAY** ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**BRIAN SCHETTLER, A MARRIED MAN** ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 522, BUENA VISTA SUBDIVISION UNIT NO. 5, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

*Information for reference purposes:*  
GT Title File No.: **W48680**  
Tax Parcel No(s): **W-BV-5-522**  
Property Address(es) (if any):  
**416 SAGUARRO DRIVE, WASHINGTON, UT 84780**

**-Signature Page to Warranty Deed-**

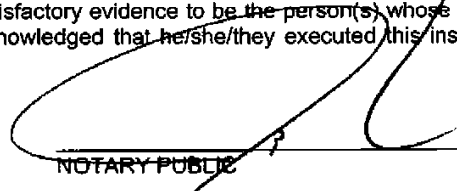
Witness the hand of Grantor(s) this 22 day of **MARCH, 2022**.

  
\_\_\_\_\_  
KYLEE SPRAY

\_\_\_\_\_  
\_\_\_\_\_

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF WASHINGTON )

On this 22 day of **March, 2022**, personally appeared before me **KYLEE SPRAY**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

