



When recorded, mail to  
COREY D. EDWARDS  
1843 W 740 S Cir  
St George, UT 84770

### Notice of Interest

Notice is hereby given that Modern Home Builders, LLC, A Utah Limited Liability Company, claims an equitable interest in and to certain real estate located in Washington County Utah based on a REAL ESTATE PURCHASE CONTRACT dated June 11th 2022.

Tax I.D. No. SG-SMSB-4-93

Lot 93, SANTA MARIA AT SUNBROOK PHASE 4 AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

This document shall serve notice that any buyers of this property take title subject to potential liability to Modern Home Builders LLC who claim an equitable interest in the property based on the contract.

Dated this 6th day of July, 2022.

STATE OF Utah )  
:ss.

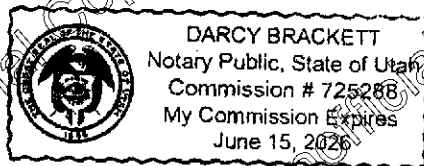
COUNTY OF Washington )

MODERN HOME BUILDERS, LLC  
A Utah Limited Liability Company

By: Corey Edwards  
Corey D. Edwards, Manager

On the 6th day of July, 2022, personally appeared before me, Corey D. Edwards, who being known by or who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this NOTICE OF INTEREST, was duly sworn, did say that he is the Manager of MODERN HOME BUILDERS, LLC, a Utah Limited Liability Company and that said instrument was signed by him on behalf of said Company by authority of statute, its articles of organization, for the uses and purposes herein mentioned, and said Corey D. Edwards acknowledged to me that said Limited Liability Company executed the same.

Darcy Brackett  
NOTARY PUBLIC



June 15, 2026