

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/14/2022 04:16:24 PM Fee \$40.00 By FIDELITY
TITLE

Recording Requested By:
McCarty Parry Law

When recorded mail to:
Kyler McCarty
350 East Center Street, Ste 10
Provo, Utah 84606
Phone: 801-989-3288
kyler@mccartyparry.com

Above Space for Recorder's Use Only

APN: H-GVE-2-30

WARRANTY DEED

Grantor: **Matt Flanders**
of: 1560 W Torrey Pines Road, Unit A, Hurricane, UT 84737
hereby convey and warrant to
Grantee: **Parade Townhouse 2, LLC**


of:

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in County of Salt Lake, State of Utah, to wit:

SEE EXHIBIT "A" FOR THE LEGAL DESCRIPTION FOR LAND.

Subject to mortgages, trust deeds, liens, and encumbrances described as follows: None.

Dated: 1 day of ~~December 2021~~
February 2022

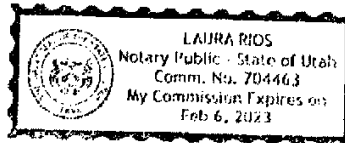

Matt Flanders

STATE OF Utah
COUNTY OF Washington
February 2022

On the 1 day of ~~December 2021~~, before me, LAURA RIOS, a Notary Public, personally appeared the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



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Exhibit A
Legal Description

All of Lot 30 of Golf View Estates Phase 2 Subdivision at Copper Rock, according to the official plat thereof on file and record in the Office of the Recorder of Washington County, State of Utah.