

MAIL TAX NOTICES TO GRANTEE(S) AT:
558 E Riverside Dr. #102
St George UT 84790



File No. W51408

Property Reference Information:

Tax Parcel No(s): **W-HER-1-7**

Property Address(es) (if any):

(UNASSIGNED ADDRESS), WASHINGTON, UT 84780

WARRANTY DEED

NISSON FIELD LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SULLIVAN HOMES LLC A UTAH LIMITED LIABILITY COMPANY ("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"):

ALL OF LOT 7, HERITAGE PLACE - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

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.: **W61408**

Tax Parcel No(s): **W-HER-1-7**

Property Address(es) (if any):

(UNASSIGNED ADDRESS), WASHINGTON, UT 84780

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 23 day of **SEPTEMBER, 2022**.

NISSON FIELD LLC

By: William M. Papanikolas

WILLIAM M. PAPANIKOLAS

Its: **MANAGER**

STATE OF UTAH)

COUNTY OF WASHINGTON)

) ss.

On this 23 day of **September, 2022**, personally appeared before me **WILLIAM M. PAPANIKOLAS**, who stated that he/she is the **MANAGER** of **NISSON FIELD LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Jesse Enge
NOTARY PUBLIC

