

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
12/01/2022 10:09:31 AM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
558 E RIVERSIDE DR. #102  
ST GEORGE UT 84790



*Property Reference information:*  
Tax Parcel No(s): **W-HER-2-60; W-HER-2-62**  
Property Address(es) (if any):  
**(ADDRESS UNASSIGNED), 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 ("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 60 AND 62, HERITAGE PLACE - PHASE 2, 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.: **W52140**  
Tax Parcel No(s): **W-HER-2-60; W-HER-2-62**  
Property Address(es) (if any):  
**(ADDRESS UNASSIGNED), 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 30 day of **NOVEMBER, 2022**.

**NISSON FIELD LLC**

By: William M Papanikolas  
**WILLIAM M PAPANIKOLAS**  
Its: **MANAGER**

STATE OF UTAH                    }  
  } ss.  
COUNTY OF WASHINGTON       }

On this 30 day of **November, 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 Ence  
NOTARY PUBLIC

