

Mail Tax notice to:

Grantee

4605 Savin Cir.

Las Vegas, NV 89109

MNTA File No.: MA15259

Tax ID No.: SG-HLT-1-8

WARRANTY DEED

Cade Gardner and Reagen Gardner

GRANTOR of St. George, State of Utah, hereby CONVEYS and WARRANTS TO

Ignacio Barajas Cervantes

GRANTEE of 4605 Savin Circle, Las Vegas, NV, 89109, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah:

Lot 8, Heritage Lane Townhomes, Phase 1, Amended & Extended, a Planned Unit Development, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 5th day of December, 2022.

Cade Gardner

Cade Gardner

Reagen Gardner

Reagen Gardner

State of Utah
County of Washington)ss:

On this date, December 5, 2022, personally appeared before me Cade Gardner and Reagen Gardner, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Whitney May Chipman

Notary Public

