

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
01/17/2023 03:50:12 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
PO BOX 2156  
ST. GEORGE, UTAH 84771



Property Reference Information:

Tax Parcel No(s): **SC-HSA-3-300, SC-HSA-3-301, SC-HSA-3-310, SC-HSA-3-311, SC-HSA-3-312, SC-HSA-3-318**

Property Address(es) (if any):

**WARRANTY DEED**

**BRIGHT IDEAS REI LLC, a UTAH limited liability company ("Grantor"),**

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

**TC SMITH, 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 LOTS 300, 301, 310, 311, 312 AND 318, THE HILLS AT SANTA CLARA PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE 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 **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **W52461**

Tax Parcel No(s): **SC-HSA-3-301, SC-HSA-3-310, SC-HSA-3-312, SC-HSA-3-318**

Property Address(es) (if any):

**-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 12 day of **JANUARY**, 2023.\

**BRIGHT IDEAS REI LLC**

**BRIGHT IDEAS REI LLC**

By: \_\_\_\_\_

**TODD C SMITH**  
Its: **MANAGER**

\_\_\_\_\_  
**NATHAN PETERSON**  
ITS: **MANAGER**

STATE OF UTAH )

COUNTY OF Washington )

) ss.

On this 12 day of **January**, 2023, personally appeared before me **TODD C SMITH AND NATHAN PETERSON**, who stated that **THEY ARE** the **MANAGERS** of **BRIGHT IDEAS REI 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.

\_\_\_\_\_  
NOTARY PUBLIC

