

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
01/30/2023 02:05:10 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:

3275 SW 34<sup>TH</sup> ST.  
REDMOND OR 97556



Property Reference Information:

Tax Parcel No(s): **W-IHRS-2-43**

Property Address(es) (if any):

**(ADDRESS UNASSIGNED), WASHINGTON, UT 84780**

**WARRANTY DEED**

**LA VERKIN RV LLC, a UTAH limited liability company ("Grantor"),**

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

**TRAVIS KOHLER AND BRITTANY KOHLER, HUSBAND AND WIFE AS JOINT TENANTS**  
("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"):

**LOT 43, IRON HORSE PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.**

With all the covenants and warranties of title from Grantor 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.: **W52290**  
Tax Parcel No(s): **W-IHRS-2-43**  
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.

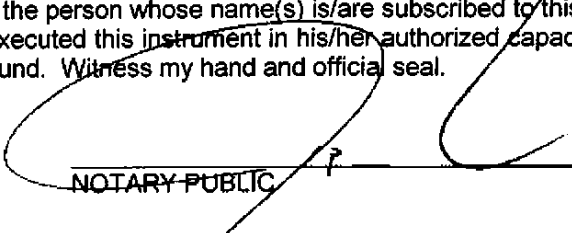
Witness the hand of Grantor this 27 day of **JANUARY, 2023**.

**LA VERKIN RV LLC**

By:   
\_\_\_\_\_  
**LANSE CHOURNOS**  
Its: **MANAGER**

STATE OF UTAH                            )  
  ) ss.  
COUNTY OF WASHINGTON            )

On this 27 day of **January, 2023**, personally appeared before me **LANSE CHOURNOS**, who stated that he/she is the **MANAGER of LA VERKIN RV 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

