

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder  
02/23/2023 03:40:21 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Robert W. Porter and Iraiza Porter  
1359 S. Cholla Drive  
Toquerville, UT 84774



**COTTONWOOD  
TITLE**

File No.: 165874-KLP

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## WARRANTY DEED

B&I Holdings #3, LLC, Series "6", a Utah Series Limited Liability Company

**GRANTOR(S)** of Toquerville, State of Utah, hereby Conveys and Warrants to

Robert W. Porter and Iraiza Porter, Husband and Wife as Joint Tenants

**GRANTEE(S)** of Toquerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County, State of Utah:**

Lot 21, PECAN MEADOWS - PHASE 4, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah.

**TAX ID NO.:** H-PMSD-4-21 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 23 day of February, 2023.

B&I Holdings #3, LLC, Series "6", a Utah Series Limited Liability Company

By: Robert W. Porter  
Robert W. Porter  
Manager

By: Iraiza Porter  
Iraiza Porter  
Manager

STATE OF UTAH

COUNTY OF WASHINGTON

On 23 day of February, 2023, before me, personally appeared Robert W. Porter and Iraiza Porter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of B&I Holdings #3, LLC, Series "6", a Utah Series Limited Liability Company.

Kariann Leavitt  
Notary Public

