DOC ID 20230010588

Warranty Deed Page Kof 2 Gary Christensen Washington County Recorder 04/17/2023 03 35:38 PM Fee \$40.00 By OF TITLE SERVICES

UNOFFICIAL

MOMICIAI COR MAIL TAX NOTICES TO GRANTEE(S) AT: 1891 SOUTH HERITAGE FIELDS DR. WASHINGTON, UT 84780



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Property Reference Information Tax Parcel No(s).: W-HER-1-7 Property Address(es) (if any): 1891 SOUTH HERITAGE FIELDS DR., WASHINGTON, UT 84780

WARRANTY DEED

SULLIVAN HOMES, LLC, a Utah limited liability company ("Grantor"

UNOMICOR

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

Cloip

JOSH HEATER AND BAMBI HEATER, 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"):

ALL OF LOT 7, HERITAGE PLACE - PHASE 1, 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 (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 NOTICION COR thereafter

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

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MOMPONE CORN MOMICIALCOR 20230010588 04/17/2023 03:35:38 PM Page 2 of 2 Washington County Information for reference purposes GT Title File No .: W53266 Tax Parcel No(s) .: W-HER-1-7 Property Address(es) (if any): 1891 SOUTH HERITAGE FIELDS DR., WASHINGTON, UT 84780 -Signature Page to Warranty Deed-The officer who signs this deed hereby certifies that this conveyance has been duly approved by Granton and that he has executed this deed in his authorized capacity on behalf of Grantor. Witness the hand of Granto this 17 day of APRIL, 2023, SULLIVAN HOMES. LLC Colon <u>/~`c`)</u> Manager By: TATE OF UTAH SS. COUNTY OF WASHINGTON On this 17 day of April, 2023, personally appeared before me Shaun Sullivan, as the authorized representative of Sullivan Homes, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said corporation, Official Color intending to be legally bound. Witness my hand and official seal. JESSE ENCE NOTARY PUBLIC NOTARY PUBLIC -STATE OF UTAH COMMISSION# 714994 COMM. EXP. 17-29-2024 Mofficial Color MOGHCIQI CORY MORTICIEL CORN MOHICIALCORY UNOFFICIEN CORN Mofficial Color MORTHER CORN UNOFFICIAL CORN