

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



File No. W53266

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")

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

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 thereafter.

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

