

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

04/21/2023 12:07:02 PM Fee \$40.00 By TRULY

TITLE, INC. - UTAH

Prepared By:  
Truly Title, Inc.  
1031 S Bluff St  
St. George, UT 84770

When Recorded, Mail Deed and Tax Notice To:  
Austin Mortensen and Kami Jensen  
255 Holdaway Lane  
Beaver, UT. 84713

### WARRANTY DEED

Parade Townhouse LLC a Utah Limited Liability Company, grantor, hereby CONVEY(S) and WARRANT(S) to

Austin James Mortensen and Kami Jensen, husband and wife as joint tenants

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Washington County, State of Utah, to-wit:

**The land hereinafter referred to is situated in the City of Hurricane, County of Washington, State of UT, and is described as follows:**

**All of Lot Twenty Nine (29), GOLF VIEW ESTATES PHASE 2 SUBDIVISION AT COPPER ROCK, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.**

**APN: H-GVE-2-29**

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 31st day of March, 2023.

Parade Townhouse LLC a Utah Limited Liability Company

BY: Matthew Ferrin Flanders  
Flanders Family LLC, a Utah Limited Liability Company  
Matthew Flanders  
Member

BY: Gina Flanders  
Flanders Family LLC, a Utah Limited Liability Company  
Gina Flanders  
Member

Florida

State of Manatee  
County n

On March 31st, 2023 before me, Patricia B. Fradette, Notary Public, personally appeared Matthew Flanders and Gina Flanders, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

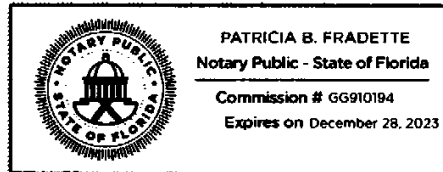
Florida

I certify under PENALTY OF PERJURY under the laws of the State of ~~Utah~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia B. Fradette (Seal)

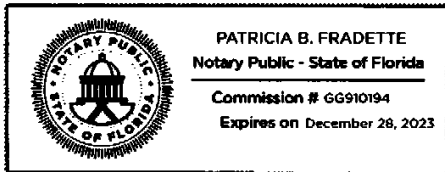
Patricia B. Fradette



Notarized online using audio-video communication

State of Florida

County of Manatee



This foregoing instrument was acknowledged before me by means of online notarization, this 03/31/2023 by Matthew Ferrin Flanders.

Patricia B. Fradette  
Patricia B. Fradette

Personally Known OR  Produced Identification  
PASSPORT

Type of Identification Produced \_\_\_\_\_