

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
ROBERT MILES and MELISSA MILES
2868 Auburn Drive
St. George, UT 84790

Mail Tax Notice To:
ROBERT MILES and MELISSA MILES
2868 Auburn Drive
St. George, UT 84790

File Number: 2023-7788
Parcel ID: SG-SVLY-13-124-PT-1

Warranty Deed

Know All Men By These Presents that

TODD CARPENTER, and ANGELA K. CARPENTER

(henceforth referred to as "Grantor") of 2868 E AUBURN DR, St. George, UT 84790, for consideration paid, hereby CONVEY(s) and WARRANTS to:

ROBERT MILES, and MELISSA MILES, HUSBAND AND WIFE AS JOINT TENANTS

(henceforth referred to as "Grantee") of 390 North Main Street, P0Box 1585, Thayne, WY 83127, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT 124, SUN VALLEY ESTATES, PHASE 13, AMENDING LOTS 124 AND 125, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this 12 day of June, 2023.

Todd Carpenter
TODD CARPENTER

Angela K. Carpenter
ANGELA K. CARPENTER

STATE OF UTAH
COUNTY OF WASHINGTON

On this 12 day of June, 2023, before me Jared Plewe, a notary public, personally appeared TODD CARPENTER and ANGELA K CARPENTER, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Jared Plewe
Notary Public

