

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
06/21/2023 08:14:18 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
1822 SOUTH ROY COURT
WASHINGTON, UT 84780



Property Reference Information:

Tax Parcel No(s): **W-HER-2-60**

Property Address(es) (if any):

1822 SOUTH ROY COURT, 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

CHRISTOPHER JUDD MORGAN AND CORI WILCOX MORGAN, 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 60, HERITAGE PLACE - PHASE 2, 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.]

Information for reference purposes:

GT Title File No.: **W53700**
Tax Parcel No(s): **W-HER-2-60**
Property Address(es) (if any):
1822 SOUTH ROY COURT, WASHINGTON, UT 84780

-Signature Page to Warranty Deed-

The officer who signs this deed hereby certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

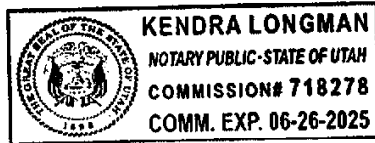
Witness the hand of Grantor this 20 day of JUNE, 2023.

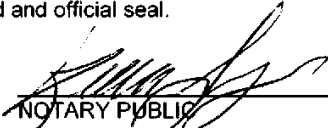
SULLIVAN HOMES, LLC

By: 
Shaun Sullivan, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 20 day of June, 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, intending to be legally bound. Witness my hand and official seal.




NOTARY PUBLIC