

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
07/27/2023 04:10:37 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
1245 E BRICKYARD RD  
STE 100 SLC UT 84106



*Property Reference Information:*  
Tax Parcel No(s): H-PNTS-1-28  
Property Address(es) (if any):  
1501 W 460 N, HURRICANE, UT 84737

### WARRANTY DEED

MB - PAINTED SANDS, LLC, a UTAH limited liability company ("Grantor"),

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

MB - PAINTED SANDS DEVELOPMENT, LLC, a UTAH limited liability company ("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"):

**LOT 28, PAINTED SANDS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE.**

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.: **SL53308CJ**  
Tax Parcel No(s): **H-PNTS-1-28**  
Property Address(es) (if any):  
**1501 W 460 N, HURRICANE, UT 84737**

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

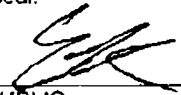
Witness the hand of Grantor this 26<sup>th</sup> day of JULY, 2023.

**MB - PAINTED SANDS DEVELOPMENT, LLC**

By:   
**RICHARD H. MILLER**  
Its: **MANAGER**

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 26 day of July, 2023, personally appeared before me **RICHARD H. MILLER**, who stated that he is the **MANAGER** of **MB - PAINTED SANDS, 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 company, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC

