

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:
1501 W 460 N
HURRICANE, UT 84737



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 DEVELOPMENT, LLC, a UTAH limited liability company ("Grantor"),

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

MATTHEW EBERT and DEBORAH EBERT, HUSBAND AND WIFE, 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"):

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.: SL6330BCJ
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 26th day of JULY, 2023.

MB - PAINTED SANDS DEVELOPMENT, LLC

By: 
MELISSA MILLER
Its: **MANAGER**

STATE OF UTAH
COUNTY OF Salt Lake } ss.

On this 26th day of July, 2023, personally appeared before me **MELISSA MILLER**, who stated that he/she is the **MANAGER** of **MB - PAINTED SANDS DEVELOPMENT, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

