

MAIL TAX NOTICE TO:
Ryan Keller
760 E. 850 S.
Centerville, UT 84014

DOC # 20230023248

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
08/03/2023 02:53:33 PM Fee \$ 40.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-23-216
WHEN RECORDED MAIL TO: SAME AS ABOVE
TAX ID NO: SG-SRFR-3-67

WARRANTY DEED

Niota Investment, LLC, a Utah Limited Liability Company who incorrectly acquired title as Niota Investments LLC. a Utah Limited Liability Company

GRANTOR(S)

OF WASHINGTON, COUNTY OF WASHINGTON, STATE OF UTAH; HEREBY CONVEY AND WARRANT TO

Ryan Keller and Suzanne Keller, as Joint Tenants

GRANTEE(S)
, STATE OF UTAH

OF CENTERVILLE, COUNTY OF
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

All of Lot 67, South Rim at Foremaster Ridge Phase 3 Subdivision, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

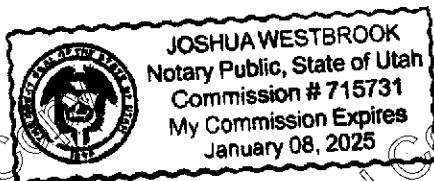
WITNESS, THE HAND(S) OF SAID GRANTOR(S) THIS 3 DAY OF AUGUST, 2023

Niota Investment, LLC, a Utah Limited Liability Company who incorrectly acquired title as Niota Investments LLC. a Utah Limited Liability Company

Richard Rogers
Richard Rogers, Manager

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON AUGUST 3, 2023, PERSONALLY APPEARED BEFORE ME, RICHARD ROGERS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF **Niota Investment, LLC, a Utah Limited Liability Company who incorrectly acquired title as Niota Investments LLC. a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



Richard Rogers
NOTARY PUBLIC