

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/08/2023 01:56:14 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
356 S 100 E HURRICANE, UTAH 84737



Property Reference Information:
Tax Parcel No(s): LV-OSS-1-1
Property Address(es) (if any):
395 W 200 N, LA VERKIN, UT 84745

WARRANTY DEED

LESLIE PETERSON ("Grantor"),

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

JACKSONREALTY, LLC, a UTAH limited liability company ("Grantee"),

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 1, ORCHARD SPRINGS SUBDIVISION - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

With all the covenants and warranties of title from Grantor in favor of Grantee 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.

Subject to a Deed of Trust recorded August 6, 2021 as Entry No: 20210052689 in office of the Washington County Recorder

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **U54235**
Tax Parcel No(s): **LV-OSS-1-1**
Property Address(es) (if any):
395 W 200 N, LA VERKIN, UT 84745

-Signature Page to Warranty Deed-

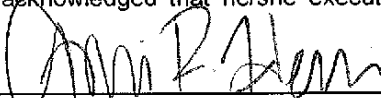
Witness the hand of Grantor this 7th day of **AUGUST, 2023**.



LESLIE PETERSON

STATE OF UTAH)
COUNTY OF Wahne) ss.

On this 7th day of **August, 2023**, personally appeared before me **LESLIE PETERSON**, 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/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

