

Special Warranty Deed Page 1 of 1  
Gary Christensen Washington County Recorder  
12/28/2023 04:39:22 PM Fee \$40.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by: Sentry Exchange, LLC

Mail Tax Notice To:  
Michael Fairbanks  
701 West Uxbridge Circle  
St. George, UT 84770

File Number: X-100195-MP-R  
Parcel ID: SG-LY-10-188

**Special Warranty Deed**

**Sentry Title Holder 100195, LLC, a Utah limited liability company, Grantors,**

hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself to:

**Michael Fairbanks and Camiel Fairbanks as Joint Tenants, Grantee**

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

**All of Lot 188, THE LEGACY NO. 10 TOWNHOME SUBDIVISION, according to the official plat thereof on file and of record in the office of the Washington County Recorder.**

**APN: SG-LY-10-188**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS, the hand of said grantors, this 28 day of December, 2023

Sentry Title Holder 100195, LLC, a Utah limited liability company


By: Sentry Accommodation 100195, LLC, a Utah limited liability company  
Its: Manager

By: Sentry Exchange, LLC, a Utah limited liability company  
Its: Manager

By:   
Chris Madison, Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 28 day of December, 2023, personally appeared Chris Madison, Manager of Sentry Exchange, LLC, a Utah limited liability company, as Manager of Sentry Title Holder 100195, LLC, a Utah limited liability company, as Manager of Sentry Title Holder 100195, LLC, a Utah limited liability company, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirmed, did say he/she is Manager of said LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

  
Notary Public  
My Commission Expires:

