

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
02/26/2024 03:32:18 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
3155 SOUTH HIDDEN VALLEY DRIVE #183
ST GEORGE, UT 84790



Property Reference Information:

Tax Parcel No(s): **SG-HVTH-4-92**

Property Address(es) (if any):

3155 SOUTH HIDDEN VALLEY DRIVE #183, ST GEORGE, UT 84790

WARRANTY DEED

DVP INVESTMENTS-2, LLC , a Utah limited liability company ("Grantor"),

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

ELIZABETH ANNE ABBOTT, UNMARRIED WOMAN ("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 NINETY-TWO (92), "HIDDEN VALLEY TOWN HOMES P.U.D." PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

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 **2024** and thereafter.

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

Information for reference purposes:

GT Title File No.: **W56015**
Tax Parcel No(s): **SG-HVTH-4-92**
Property Address(es) (if any):
3155 SOUTH HIDDEN VALLEY DRIVE #183, ST GEORGE, UT 84790

-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 20 day of **FEBRUARY, 2024**.

DVP INVESTMENTS-2, LLC

By: *Doris L. Peirce*
DORIS L. PEIRCE
Its: **Manager**

STATE OF UTAH)
) ss.
COUNTY OF Washington)

On this 20 day of **February, 2024**, personally appeared before me **DORIS L. PEIRCE**, who stated that he/she is the **Manager of DVP INVESTMENTS-2, 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.

[Signature]
NOTARY PUBLIC

