

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/21/2024 10:59:24 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
611 S 80 West Hurricane Utah, 84737



Property Reference Information:

Tax Parcel No(s): H-PNTS-2-57, H-PNTS-2-58, H-PNTS-2-61, H-PNTS-2-62
Property Address(es) (if any):
1450 W 470 N, HURRICANE, UT 84790
1450 W 470 N, HURRICANE, UT 84790
1450 W 470 N, HURRICANE, UT 84790
1450 W 470 N, HURRICANE, UT 84790

WARRANTY DEED

MB-PAINTED SANDS, LLC, a Utah limited liability company ("Grantor"),

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

FARR BETTER HOMES, INC., a Utah corporation ("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"):

LOTS 57, 58, 61 AND 62, PAINTED SANDS PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS 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 2024 and thereafter.

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

Information for reference purposes:

GT Title File No.: SL55796CJ
Tax Parcel No(s): H-PNTS-2-57, H-PNTS-2-58, H-PNTS-2-61, H-PNTS-2-62
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-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 5th day of MARCH, 2024.

MB-PAINTED SANDS, LLC

By: 
Melissa Miller
Its: **Manager**

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 5th day of March, 2024, personally appeared before me **Melissa Miller**, who stated that he/she is the **Manager of MB-PAINTED SANDS, 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 

