

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/20/2024 01:18:54 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Michael Fairbanks
83 South 900 East
Lindon, UT 84042



File No.: 179740-MAP

WARRANTY DEED

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

HS 48, L.L.C., a Utah limited liability company,

GRANTOR(S), of Lindon, State of Utah, hereby Conveys and Warrants to

Michael Fairbanks as to an undivided 50% ownership and Kevin Ried Fairbanks as to an undivided 50% ownership,

GRANTEE(S), of Lindon, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County, State of Utah**:

Lot 48, **HOMESTEAD FARMS "A"**, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Washington County Recorder.


TAX ID NO.: **SG-HSF-A-48** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record, and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18 day of June, 2024.


HS 48, L.L.C., a Utah limited liability company

BY: 
Michael Lynn Fairbanks
Manager

STATE OF UTAH

COUNTY OF UTAH

On 18th day of June, 2024, before me, personally appeared Michael Lynn Fairbanks, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of HS 48, L.L.C., a Utah limited liability company.


Notary Public

