

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
07/01/2024 02:09:07 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.

Michael Fairbanks,

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

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

**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]*

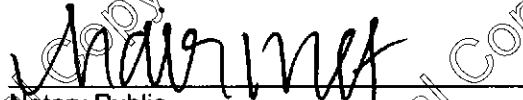
Dated this <sup>28 June</sup> 28<sup>th</sup> day of ~~July~~ <sup>June</sup>, 2024.

  
Michael Fairbanks

STATE OF UTAH

COUNTY OF WASHINGTON

On this <sup>28 June</sup> 28<sup>th</sup> day of ~~July~~ <sup>June</sup>, 2024, before me, personally appeared Michael 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.

  
Notary Public

