

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

07/11/2024 04:37:32 PM Fee \$40.00 By UTAH

LAND AND TITLE AGENCY, LLC

Recording requested by:
Utah Land & Title Agency

Mail Tax Notice To:
Andrew M. Kay and Spencer Kay
2545 N 400 E
Provo, UT 84604

File Number: 2024-351RB
Parcel ID: H-PNTS-2A-259

Warranty Deed

INVESTOR FIRST FUND, LLC, A UTAH LIMITED LIABILITY COMPANY,

Grantors, hereby CONVEY(S) IN WARRANTY to

Andrew M. Kay and Spencer Kay, as joint tenants,

Grantees, 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

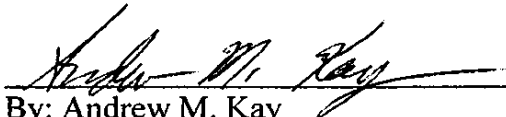
Lots 259 of the Painted Sands Phase 2A Plat, recorded in the office of the Washington County Recorder.

APN: H-PNTS-2A-259

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantors, this 11 day of July, 2024

INVESTOR FIRST FUND, LLC, A UTAH
LIMITED LIABILITY COMPANY


By: Andrew M. Kay
Its: Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 11 day of July 2024, personally appeared Investor First Fund, LLC, a Utah limited liability company By Andrew M. Kay, It's Manager, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Operating Agreement, or by Resolution of its Members, and said acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal


Notary Public

