

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/01/2024 03:36:40 PM Fee \$40.00 By GT TITLE
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
3071 EAST PHOTINIA DRIVE
SAINT GEORGE, UT 84790

Transaction Reference Information:

File Number: **W58948**
Tax Parcel No(s): **SG-DVAD-3-15**
Property Address(es) (if any):
3071 EAST PHOTINIA DRIVE, SAINT GEORGE, UT 84790

WARRANTY DEED

TANNER ELDREDGE ("*Grantor*"),

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

THAYNE AJ HUNTER, A SINGLE MAN. ("*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*"):

Lot 15, DESERT VISTA AT DESERT CANYONS - PHASE 3 SUBDIVISION, according to the official Plat thereof on file and of record in the office of the Washington County Recorder.

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:

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-Signature Page to Warranty Deed-

Witness the hand of Grantor this 30 day of **SEPTEMBER, 2024**.



TANNER ELDREDGE

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 30 day of **September, 2024**, personally appeared before me **TANNER ELDREDGE**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

