

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/30/2024 02:56:14 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Joshua S. Brown and Alyssa B. Brown
550 S Carnelian Pkwy
St. George, UT 84790

File Number: STG-103492-LH
Parcel ID: SG-SAH-6-615

Warranty Deed

TRI-STATE VENTURES - UTAH LLC, A UTAH LIMITED LIABILITY COMPANY,

Grantor, hereby CONVEY(S) IN WARRANTY to

Joshua Stratford Brown and Alyssa B. Brown, Husband and Wife 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

Lot 615, OF SAGE HAVEN PHASE 6 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

APN(s): SG-SAH-6-615

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

103492

WITNESS, the hand of said grantor, this 30 day of September, 2024

Tri-State Ventures - Utah LLC, a Utah Limited Liability Company

By: 
Eddie Portillo, Manager-Division President

STATE OF UTAH
COUNTY OF WASHINGTON

On this 30 day of September, 2024, personally appeared Eddie Portillo, Manager-Division President of Tri-State Ventures - Utah LLC, 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 he/she is Manager-Division President of Tri-State Ventures - Utah LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager-Division President acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

