DOC ID 20240035761

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
11/08/2024 03:28:34 PM Fee \$40.00 By INFINITY
TITLE

WHEN RECORDED RETURN TO:

Name:

C4S DEVELOPMENT LLC

Address:

1545 EAST 1850 SOUTH

ST. GEORGE, UTAH 84790

MAIL TAX NOTICE TO:

Name:

C4S DEVELOPMENT LLC

Address:

1545 EAST 1850 SOUTH

ST. GEORGE, UTAH 84790

TAX ID: W-WP-1-9

ACCOMOBATION RECORDING CALL, IN THEY TITLE, A UTAM TITLE TWOURANGE ACENCY, MAKES NO PTYRESUATATION AS TO CONDITION OF THEE, OR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

WARRANTY DEED

RICHARD POTTER, **GRANTOR** of WASHINGTON County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

C4S DEVELOPMENT LLC, A UTAH LIMITED LIABILITY COMPANY, **GRANTEE** of WASHINGTON County and State of UTAH, for the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the following tract of land in UTAH County and State of UTAH described as follows:

ALL OF LOT 9, WASHINGTON PARK SUBDIVISION UNIT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE RECORDS OF WASHINGTON COUNTY, STATE OF UTAH.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the hand of said gra	antor, this <u>8</u> Day of <u>November</u> , 2024.
RICHARD POTTER	
STATE OF Utch)	
COUNTY OF Washington) ss.	
	<u>~~7</u> , personally appeared before me RICHARD rument, who duly acknowledged to me that they
My commission expires <u>।।।।०।२८</u> . Witness m	y hand and official seal.
Notary Public	Notary Public - State of Utah Commission Number: 721414 My Commission Expires on November 10, 2025