

WHEN RECORDED MAIL TO
 AND MAIL TAX NOTICE TO:

Stephen Bret Howcroft
 1791 E. Muteacan Circle
 Washington UT 84780

WARRANTY DEED

APN: W-DF-2-45

Sunwood Homes of Southern Utah, LLC,

Grantor(s), of Washington, Washington County, State of Utah, hereby convey(s) and warrant(s) to

Stephen Bret Howcroft and James Jeffs Jessop, as joint tenants,

Grantee(s), of Washington, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 20 day of December, 2024.

Sunwood Homes of Southern Utah, LLC

BY: [Signature]
 Bret Howcroft
 Manager

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. US Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy thereof.

STATE OF UTAH)

 : ss)
 COUNTY OF Washington)

The foregoing instrument was acknowledged before me the 20 day of December, 2024 by Bret Howcroft as Manager(s) of Sunwood Homes of Southern Utah, LLC.

Notary [Signature] Public

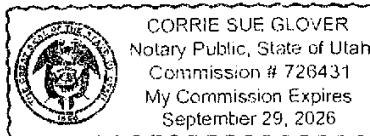


EXHIBIT "A"

Lot 45, Desert Flower Phase 2 Amended, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah.

Situated in Washington County, State of Utah