

00817833 B: 1674 P: 1691

B: 1674 P: 1691 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

04/30/2024 01:07:07 PM By: PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance Agency, LLC

Mail Property Tax Notice to:

1545 W. 5050 N.  
St. George UT. 84770

Space Above This Line for Recorder's Use

**WARRANTY DEED**

GRANTOR(S) Stubborn C Ranch, Inc., A Florida Corporation

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Carlos Cortelezzi

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Iron County, State of Utah:

See Attached Exhibit "A"

Tax Parcel No. E-1593-2

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants, Conditions and Restrictions now of record.

WITNESS our hands on \_\_\_\_\_ day of April, 2024.

ACCOMMODATION RECORDING ONLY.  
PROSPECT TITLE INSURANCE AGENCY,  
MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT  
ASSUME ANY RESPONSIBILITY FOR  
VALIDITY, SUFFICIENCY OR EFFECTS  
OF DOCUMENT.

WARRANTY DEED

Carri

Grantor:

Stubborn C Ranch Inc., A Florida Corporation

By: Carlos Cortelezzi  
Carlos Cortelezzi, President

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 27 day of April, 2024, personally appeared Carlos Cortelezzi, President of Stubborn C Ranch Inc., A Florida Corporation, 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 is the President of Stubborn C Ranch Inc., and said document was signed by him on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said President acknowledged to me said Corporation executed the same.

Witness my hand and official seal.

Sophia Witts  
Notary Public

SOPHIA WITTS  
NOTARY PUBLIC  
Glynn County  
State of Georgia  
My Comm. Expires Dec. 12, 2026

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WARRANTY DEED

cc

**Exhibit A. -- Legal Description**

**Parcel 1:**

The Northeast Quarter of the Southwest Quarter, of Section 3, Township 35 South, Range 17 West, Salt Lake base and Meridian, being more particularly described as follows:

Beginning at a point North 00°05'10" East, 1329.855 feet along the Quarter Section line from the South Quarter Corner said Section 3; thence South 89°55'25" West, 1324.40 feet along the 1/16 Section line, thence North 00°05'04" East, 1328.09 feet along the 1/16 Section line, thence North 89°50'50" East, 1324.44 feet, along the Quarter Section line, thence South 00°05'10" West, 1329.855 feet along the Quarter Section line to the point of beginning.

**Parcel 2:**

The East Half of the Southeast Quarter of the Southwest Quarter, of Section 3, Township 35 South, Range 17 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 3, thence North 90°00'00" West, 662.175 feet along the Section line, thence North 00°05'07" East, 1328.97 feet along the 1/64 Section line, thence North 89°55'25" East, 662.20 feet along the 1/16 Section line, thence South 00°05'10" West, 1329.855 feet along the Quarter Section line to the point of beginning.

Excluding that portion within the existing County Road.

Including Grantors interest in Minerals, oil, and gas rights.

Serial No. E-1593-2. Account No. 203114