

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Smith Payne Investments, L.L.C.
52 E. Adam Ln.
Washington, UT 84780

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-6166310 (JB)**
A.P.N.: **47-368-0002; 47-368-0003**

New Star Holdings LLC, a Utah limited liability company, Grantor, of **Springville, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Smith Payne Investments, L.L.C., a Utah limited liability company, Grantee, of **Washington, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOTS 2 AND 3, NEW STAR COMMERCIAL DEVELOPMENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 21**, 2021.

New Star Holdings LLC, a Utah limited liability company

By: *Haruo Miyagi*
Name: Haruo Miyagi
Title: Member

By: *Yoshi Miyagi*
Name: Yoshi Miyagi
Title: Member

STATE OF Utah)
County of Utah) ss.

On 10-21-2021, before me, the undersigned Notary Public, personally appeared **Haruo Miyagi and Yoshi Miyagi, Members of New Star Holdings LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

04-27-2024

Caren E. Riddel
Notary Public *Caren E. Riddel*

