

ENT 180167:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Oct 22 03:29 PM FEE 40.00 BY JG  
RECORDED FOR First American - St. George Main  
ELECTRONICALLY RECORDED

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

Notary Public

Caren E. Riddel

