

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
03/04/2020 12:52:35 PM Fee \$40.00 By
SUTHERLAND TITLE COMPANY

**WHEN RECORDED RETURN TO:
GRANTEE**

379 Deerfield Dr.
Alpine, UT 84004
Tax ID No.: SG-SPV-2-22-11

WARRANTY DEED

CINDY L. FINLAYSON, as to an undivided 1/6 interest, ZOE A. HANKS, as to an undivided 1/6 interest, ELISE KEARNEY, as to an undivided 1/6 interest, LIANA MCCrackEN, as to an undivided 1/6 interest, RICHARD C. ALLEN, as to an undivided 1/6 interest, and BRIAN D. ALLEN, as to an undivided 1/6 interest, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to GEEZY, LLC

GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of February, 2020.

Brian D. Allen
BRIAN D. ALLEN

State of Utah

County of Box Elder

On this 26th day of February, 2020, personally appeared before me, the undersigned Notary Public, personally appeared BRIAN D. ALLEN 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Jenny Telford
Notary Public
My commission expires: 1/2/23



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 44040

Unit 11, in Building 22, contained within SPORTS VILLAGE, PHASE II, a Utah Condominium Project, as the same is identified on the official plat recorded in the Office of the County Recorder, Washington County, State of Utah, on November 5, 1982, as Entry No. 242618, and further defined and described in the Declaration of Condominium recorded September 17, 1981, as Entry No. 231254, in Book 296, at Page 240, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Parcel No.: SG-SPV-2-22-11