

Warranty Deed Page 1 of 2

Gary Christensen Washington County  
Recorder

07/21/2021 11:25:51 AM Fee \$40.00 By  
EAGLE GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Sourdough Properties LLC  
5651 South Lima Street  
Englewood, CO 80111  
File Number: STG-93389-KL/LH

Parcel ID: W-RSE-24

## Warranty Deed

RESPA

**BERT M. LARSEN, TRUSTEE OF THE BERT M. LARSEN TRUST  
DATED OCTOBER 2, 2000 AND RUTH A. FRANCIS, TRUSTEE OF THE  
RUTH A. FRANCIS TRUST DATED OCTOBER 2, 2000,**

Grantors, hereby CONVEY(S) IN WARRANTY to

**Sourdough Properties LLC, a Colorado Limited Liability Company,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the  
following tract of land in Washington County, State of Utah, to-wit

**Lot Twenty-Four (24), RIVER SHADOW ESTATES, according  
to the Official Plat thereof, on file in the Office of the Recorder  
of Washington County, State of Utah.**

**APN: W-RSE-24**

Subject to easements, restrictions and rights of way appearing of record and  
enforceable in law and subject to 2021 taxes and thereafter.

WITNESS, the hand of said grantors, this 16 day of July, 2021

The Bert M. Larsen Trust dated October 2, 2000

By: Bert M. Larsen, TTE  
Bert M. Larsen, Trustee

The Ruth A. Francis Trust dated October 2, 2000

By: Ruth A. Francis, TTE  
Ruth A. Francis, Trustee

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 16 day of July, 2021, before me Leslie Hepler, a  
notary public, personally appeared Bert M. Larsen, Trustee of The Bert M.  
Larsen Trust dated October 2, 2000 and Ruth A. Francis, Trustee of The Ruth A.  
Francis Trust dated October 2 2000, proved on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to this instrument, and  
acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public

