

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
02/11/2022 10:09:38 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
2050 EAST REDHAWK
APPLE VALLEY, UT 84737



Property Reference Information:
Tax Parcel No(s): **AV-1365-G-5**
Property Address(es) (if any):
2050 EAST REDHAWK, APPLE VALLEY, UT 84737

WARRANTY DEED

DESERT STAR FINANCIAL LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

WILLIAM SCOTT VARGAS AND TINA VARGAS, AS JOINT TENANTS ("Grantee(s)"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°00'12"W, ALONG THE QUARTER SECTION LINE, 1318.54 FEET; THENCE N89°57'55"E 329.72 FEET; THENCE S00°00'25"E 36.00 FEET; THENCE N89°57'55"E 321.01 FEET; THENCE S00°02'05"E 628.89 FEET TO THE POINT OF BEGINNING; THENCE N89°58'32"E 321.50 FEET; THENCE S00°00'49"E 628.96 FEET; THENCE S89°59'11"W 321.50 FEET; THENCE N00°00'49"W 628.89 FEET TO THE POINT OF BEGINNING.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **W47647**
Tax Parcel No(s): **AV-1365-G-5**
Property Address(es) (if any):
2050 EAST REDHAWK, APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

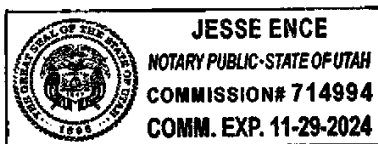
Witness the hand of Grantor this 9 day of **FEBRUARY, 2022**.

DESERT STAR FINANCIAL LLC

By: [Signature]
ANDREW LOUNSBURY
Its: **MANAGER**

STATE OF UTAH)
) ss.
COUNTY OF **WASHINGTON**)

On this 9 day of **February, 2022**, personally appeared before me **ANDREW LOUNSBURY**, who stated that he/she is the **MANAGER of DESERT STAR FINANCIAL LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



[Signature]
NOTARY PUBLIC