

Corporate Warranty Deed Page 1 of 1
 Gary Christensen Washington County Recorder
 06/13/2023 04:44:25 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Dennis E. Pitts
 3086 W 570 N
 Hurricane, UT 84737



Order No. 228119 - RLW
 Tax I.D. No. H-SKTH-1-26

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Gemstone Custom Homes, Inc., a Utah Corporation, organized and existing under the laws of the State of Nevada with its principal office at Las Vegas, County of Clark, State of Nevada, grantor(s), hereby

CONVEYS and WARRANTS to

Dennis E. Pitts and Kim L. Pitts, as Joint Tenants, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Unit Twenty-Six (26), SKY VALLEY TOWNHOMES PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 12 day of June, 2023.

Gemstone Custom Homes, Inc., a Utah Corporation

By: Thomas R. Buckley
 Thomas R. Buckley, President

STATE OF Nevada)
 :ss.
 COUNTY OF Clark)

On the 12 day of June, 2023, personally appeared before me, Thomas R. Buckley, who being by me duly sworn, did say that the said Thomas R. Buckley is the President of Gemstone Custom Homes, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Thomas R. Buckley duly acknowledged to me that said corporation executed the same.

P. Cruz
 NOTARY PUBLIC

My Commission Expires: June 11, 2026

