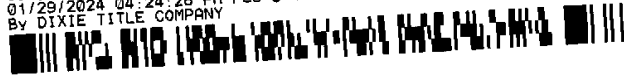


DOC # 20240002852

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
01/29/2024 04:24:26 PM Fee \$ 40.00
By DIXIE TITLE COMPANY



MAIL TAX NOTICE TO:
ONYX 600, LLC
1363 East 170 South #301
St. George UT 84790

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 12-23-5C
WHEN RECORDED MAIL TO: SAME AS ABOVE
TAX ID NO: I-SB-7-A

WARRANTY DEED

Red Mountain Six, LLC, a Utah limited liability company

GRANTOR(S)

OF IVINS, COUNTY OF WASHINGTON, STATE OF UTAH; HEREBY CONVEY AND WARRANT TO

ONYX 600, LLC, a Utah limited liability company

GRANTEE(S)

OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 26th DAY OF JANUARY, 2024.

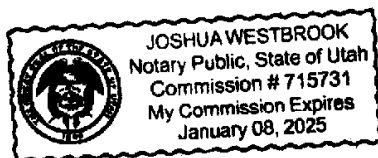
Red Mountain Six, LLC, a Utah limited liability company

Brent Horsley Ence
Brent Horsley Ence, Manager

Teddi Luella Jones
Teddi Luella Jones, Manager

STATE OF UTAH)
COUNTY OF WASHINGTON) SS

ON JANUARY 29, 2024, PERSONALLY APPEARED BEFORE ME, BRENT HORSLEY ENCE, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF Red Mountain Six, LLC, a Utah limited liability company, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



[Signature]
NOTARY PUBLIC

STATE OF Texas,
COUNTY OF Karnes ^{SS}

ON JANUARY 26th 2024, PERSONALLY APPEARED BEFORE ME, TEDDI ^{DSA} LUELLA JONES, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS A MANAGER OF Red Mountain Six, LLC, a Utah limited liability company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Lise Ann Garza-Cruz
NOTARY PUBLIC





Tax Parcel # I-SB-7-A
Northwest Ence Parcel

A PORTION OF LOT 1, BLOCK 5, OF THE ST. GEORGE AND SANTA CLARA BENCH
IRRIGATION COMPANY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 AND RUNNING THENCE NORTH
89°24'17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET 373.57 FEET;
THENCE NORTH 01°21'03" EAST 652.37 FEET TO A POINT ON THE NORTH LINE OF LOT 1,
BLOCK 5; THENCE SOUTH 89°24'21" EAST ALONG SAID NORTH LINE 373.61 FEET TO A POINT
ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET; THENCE SOUTH 01°21'14" WEST
ALONG THE WEST LINE OF SAID RIGHT-OF-WAY 652.38 FEET TO THE POINT OF BEGINNING.