

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder

05/17/2024 02:22:25 PM Fee \$88.00 By

SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Hurricane Valley Developers, LLC, a Utah  
Limited Liability Company  
321 N. Mall Dr., Suite 0-202  
St. George, UT 84790



**SOUTHERN UTAH  
TITLE COMPANY**  
*"Doing good Deeds for over 70 years"*  
sutc.com

Order No. 229808 - NS

Space Above This Line for Recorder's Use

Tax I.D. No. H-SHVL-1-1, H-SHVL-1-2, H-SHVL-1-3, H-SHVL-1-4, H-SHVL-1-5, H-SHVL-1-6, H-SHVL-1-7, H-SHVL-1-8, H-SHVL-1-9, H-SHVL-1-10, H-SHVL-1-11, H-SHVL-1-12, H-SHVL-1-13, H-SHVL-1-14, H-SHVL-1-15, H-SHVL-1-16, H-SHVL-1-17, H-SHVL-1-18, H-SHVL-1-19, H-SHVL-1-20, H-SHVL-1-21, H-SHVL-1-22, H-SHVL-1-23, H-SHVL-1-24, H-SHVL-1-25, H-SHVL-1-26, H-SHVL-1-27, H-SHVL-1-28, H-SHVL-1-29, H-SHVL-1-30, H-SHVL-1-31, H-SHVL-1-32, H-SHVL-1-33, and H-SHVL-1-34

**WARRANTY DEED**

**SHV LLC., a Utah Limited Liability Company and BBOSHV LLC., a Utah Limited Liability Company,** grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

**Hurricane Valley Developers, LLC, a Utah Limited Liability Company**, grantee(s) of St. George, 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:

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, SAND HOLLOW VILLAGE, 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.

WITNESS the hand(s) of said grantor(s), this 11th day of May, 2024.

SHV LLC., a Utah Limited Liability Company

By: [Signature]  
Jared Westhoff, Member

By: Eugene Gordon, Inc., a Utah Corporation  
Its: Member

By: [Signature]  
Jared Westhoff, President

By: Matt Smith Management LLC, a Utah  
Limited Liability Company

Its: Member  
By: [Signature]  
Matt M. Smith, Manager

By: TBR Investment Group, LLC., a Utah Limited  
Liability Company  
Its: Member

By: [Signature]  
Jonathan Brock Riding, Member

By: [Signature]  
Trisha Riding, Member

BBOSHV LLC., a Utah Limited Liability  
Company

By: TBR Investment Group LLC, a Utah limited  
liability company  
Its: Member

By: [Signature]  
Jonathan Brock Riding, Member

By: [Signature]  
Trisha Riding, Member

By: BBTLM Enterprises LLC, a Utah limited  
liability company  
Its: Member

By: [Signature]  
Brad McCoy, Manager

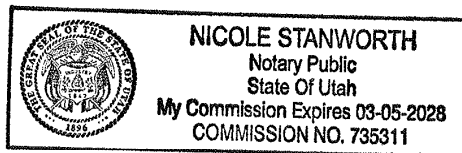
STATE OF Utah )  
 )  
 ) :ss.  
COUNTY OF Washington )

On the 17th day of May, 2024, personally appeared before me, Jonathan Brock Riding, who being by me duly sworn, did say that he/she is the Member and Trisha Riding, who being by me duly sworn, did say that he/she is the Member of TBR Investment Group, LLC., a Utah Limited Liability Company, Member of SHV LLC., a Utah Limited Liability Company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jonathan Brock Riding and Trisha Riding acknowledged to me that said limited liability company executed the same.

[Signature]

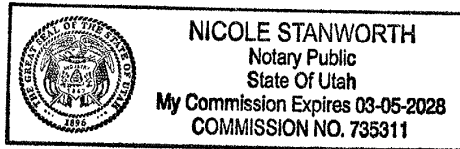
NOTARY PUBLIC

My Commission Expires:



STATE OF Utah )  
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 ) :ss.  
COUNTY OF Washington )

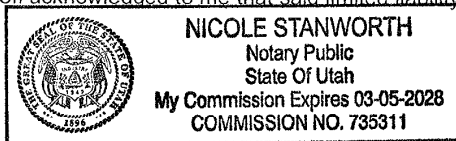
On the 16 day of May, 2024, personally appeared before me, Matt M. Smith, who being by me duly sworn, did say that he/she is the Manager of Matt Smith Management LLC, a Utah Limited Liability Company, Member of SHV LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Matt M. Smith acknowledged to me that said limited liability company executed the same.



Nicole Stanworth  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Utah )  
 )  
 ) :ss.  
COUNTY OF Washington )

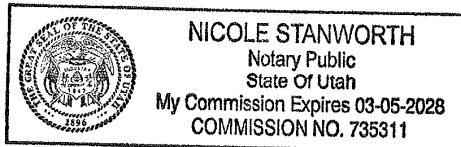
On the 16 day of May, 2024, personally appeared before me, Jared Westhoff, who being by me duly sworn, did say that he/she is the Member of SHV LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jared Westhoff acknowledged to me that said limited liability company executed the same.



Nicole Stanworth  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Utah )  
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 ) :ss.  
COUNTY OF Washington )

On the 16 day of May, 2024, personally appeared before me, Jared Westhoff, who being by me duly sworn, did say that he/she is the President of Eugene Gordon, Inc., a Utah Corporation, Member of SHV LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jared Westhoff acknowledged to me that said limited liability company executed the same.



Nicole Stanworth  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Utah )  
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 :ss.  
 )  
 COUNTY OF Washington )

On the 16 day of May, 2024, personally appeared before me, Jonathan Brock Riding, who being by me duly sworn, did say that he/she is the Member and Trisha Riding, who being by me duly sworn, did say that he/she is the Member of TBR Investment Group LLC, a Utah limited liability company, Member of BBOSHV LLC., a Utah Limited Liability Company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jonathan Brock Riding and Trisha Riding acknowledged to me that said limited liability company executed the same.



NICOLE STANWORTH  
 Notary Public  
 State Of Utah  
 My Commission Expires 03-05-2028  
 COMMISSION NO. 735311

Nicole Stanworth  
 NOTARY PUBLIC  
 My Commission Expires:

STATE OF Utah )  
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 :ss.  
 )  
 COUNTY OF Washington )

On the 17 day of May, 2024, personally appeared before me, Brad McCoy, who being by me duly sworn, did say that he/she is the Manager of BBTLM Enterprises LLC, a Utah limited liability company, Member of BBOSHV LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Brad McCoy acknowledged to me that said limited liability company executed the same.



NICOLE STANWORTH  
 Notary Public  
 State Of Utah  
 My Commission Expires 03-05-2028  
 COMMISSION NO. 735311

Nicole Stanworth  
 NOTARY PUBLIC  
 My Commission Expires: