

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
05/30/2024 12:54:28 PM Fee \$40.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

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

Mail Tax Notice To:  
Jeffrey S. Dawson and Sandra Dawson, Trustees  
2837 East Diamond Ridge Drive  
St. George, UT 84790

File Number: STG-102140-LH  
Parcel ID: SG-SCF-17-1704

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## Warranty Deed

**1704 DIAMOND RIDGE LLC, A WYOMING LIMITED LIABILITY  
COMPANY,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Jeffrey S. Dawson and Sandra Dawson, Trustees of the Dawson Family  
Trust, dated October 13, 1999, and any amendments thereto,**

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

**All of Lot 1704 STONE CLIFF SUBDIVISION PHASE 17, according to the  
Official Plat thereof, on file in the Office of the Washington County  
Recorder, State of Utah.**

**APN(s): SG-SCF-17-1704**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantor, this 28 day of May, 2024

1704 Diamond Ridge LLC, a Wyoming Limited Liability Company

By: Elizabeth A. Stahlberg  
Elizabeth A. Stahlberg, Authorized Signer

STATE OF CO  
COUNTY OF Arapahoe

On this 28 day of May, 2024, personally appeared Elizabeth A. Stahlberg, Authorized Signer of 1704 Diamond Ridge LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Authorized Signer of 1704 Diamond Ridge LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Authorized Signer acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

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Notary Public

