

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
12/18/2024 10:37:20 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Gary Clayton Tom
264 S 500 E
Cedar City, UT 84720



File No.: 169068-MAF

WARRANTY DEED

Gary Clayton Tom, a married man,

GRANTOR(S), of Cedar City, State of Utah, hereby conveys and warrants to

Black Sheep Inn, LLC, a Utah limited liability company,

GRANTEE(S), of Cedar City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: H-CSC-3-1-K-101 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 17th day of December, 2024.

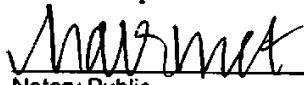


Gary Clayton Tom

STATE OF UTAH

COUNTY OF WASHINGTON

On this 17th day of December, 2024, before me, personally appeared Gary Clayton Tom, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



EXHIBIT A
Legal Description

Unit 101, in Building K, contained within CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL, as the same is identified in the Plat filed in the office of the Washington County Recorder, Utah, on July 5, 2023 as Entry No. 20230020012 and in the declaration recorded November 7, 2006 as Entry No. 20060051813 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.