

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
01/07/2025 03:45:48 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Desert Cliffs Development, LLC
1363 East 170 South, STE 301
St. George, UT 84790



File No.: 184489-KLP

WARRANTY DEED

J.W. West Homes, Inc., a Utah corporation,

GRANTOR(S), of St. George, State of Utah, hereby conveys and warrants to

Desert Cliffs Development, LLC, a Utah limited liability company,

GRANTEE(S), of St. George, 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.: SG-DERE-1AND2-106, SG-DERE-1AND2-107, SG-DERE-1AND2-108,
SG-DERE-1AND2-111 and SG-DERE-1AND2-112 (for reference purposes only)**

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 7th day of January, 2025.

J.W. West Homes, Inc., a Utah corporation

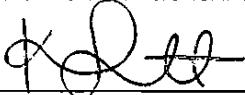
BY:

Jared West
President

STATE OF UTAH

COUNTY OF WASHINGTON

On 7th day of January, 2025, before me, personally appeared Jared West, 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 on behalf of J.W. West Homes, Inc., a Utah corporation.



Notary Public

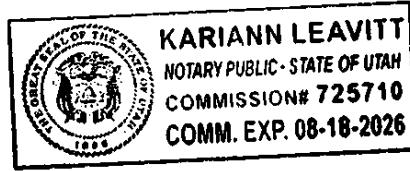


EXHIBIT A
Legal Description

Lots 106, 107, 108, 111 and 112, DESERT RESERVE - PHASE 1 & 2, according to the official plat thereof as recorded in the office of the Washington County Recorder on November 29, 2021 as Entry No. 20210075520.