

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

06/02/2025 11:25:13 AM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Kent Stanger
238 Ford Canyon Drive
Centerville, UT 84014

Order No. Accommodation Only
Tax I.D. No. W-5-2-35-2411

Space Above This Line for Recorder's Use

WARRANTY DEED

Kent Stanger, grantor(s), of Centerville, County of Davis, State of Utah, hereby **CONVEY and WARRANT** to

Crimson Vistas LLC, a Utah Limited Liability Company, grantee(s) of Centerville, County of Davis, 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:

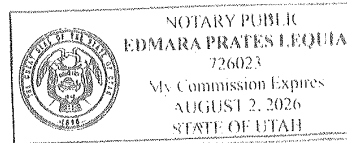
See Attached Exhibit "A"

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 May 30, 2025.

Kent Stanger
Kent Stanger

STATE OF Utah)
) ss.
COUNTY OF Davis)



On the 05/30, 2025, personally appeared before me, Kent Stanger, the signer of the within instrument who duly acknowledged to me that he executed the same.

Edmara Prates Lequia
NOTARY PUBLIC

My Commission Expires: 08/2/26

Attachment to that certain Warranty Deed executed by Kent Stanger grantor(s), to Crimson Vistas LLC, a Utah Limited Liability Company grantee(s).

Tax I.D. No. W-5-2-35-2411

EXHIBIT "A"

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°07'19" EAST 662.45 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°24'48" WEST 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF STAMSUND ESTATES SUBDIVISION PARTIAL AMENDMENT A, RECORDED AS DOCUMENT 20210039085 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND ALSO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3090 SOUTH STREET, AND RUNNING THENCE SOUTH 89°07'19" EAST 314.46 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 00°52'41" WEST 191.97 FEET; THENCE NORTH 89°07'19" WEST 19.25 FEET; THENCE SOUTH 00°23'21" WEST 650.31 FEET; THENCE NORTH 89°07'19" WEST 167.50 FEET; THENCE NORTH 00°23'21" EAST 30.76 FEET; THENCE NORTH 89°07'19" WEST 116.41 FEET TO A POINT ON THE EAST LINE OF STAMSUND ESTATES AMENDED & EXTENDED PARTIAL AMENDMENT "B" RECORDED AS DOCUMENT 20230009982 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE NORTH 00°24'48" EAST 129.98 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 89°07'19" WEST 10.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 00°24'48" EAST 681.55 FEET ALONG THE EAST LINE OF STAMSUND ESTATES SUBDIVISION RECORDED AS DOCUMENT 20190033897 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER TO AND ALONG THE EAST LINE OF SAID STAMSUND ESTATES SUBDIVISION PARTIAL AMENDMENT "A" TO THE POINT OF BEGINNING.

Proposed "VERMILION VISTAS PHASE 1"
Tax Serial No. W-5-2-35-2411

Initials KS