

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/27/2025 10:19:11 AM Fee \$40.00 By
SUTHERLAND TITLE COMPANY

Mail Tax Notices To and After Recording Return To:

J&J RESERVE, LLC
4983 N. Long Sky Dr.
St. George, UT 84770

Tax ID No.: SG-LOSG-10-1019

WARRANTY DEED

RESERVE PARTNERS, LLC, a Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to J&J RESERVE, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

Lot 1019, LEDGES OF ST. GEORGE - PHASE 10, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah, on February 23, 2007 as Entry No. 20070009490, and further defined and described in the Declaration thereof recorded March 8, 2006, as Entry No. 20060007014, of official records (as said Plat and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH a non-exclusive easement of use and enjoyment, and an undivided percentage of ownership, if any, in and to the projects common areas and facilities as defined and provided for in said Plat and Declaration.

Tax Parcel No.: SG-LOSG-10-1019

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26 day of June, 2025.

RESERVE PARTNERS, LLC
a Utah Limited Liability Company


By: NORTH AMERICAN MANAGEMENT, LLC, Manager
By: JOHN ROBERTSON, Manager

State of Utah
County of Salt Lake

On this 26 day of June, 2025, before me, the undersigned Notary Public, personally appeared JOHN ROBERTSON, who is the Manager of NORTH AMERICAN MANAGEMENT, LLC, a Utah Limited Liability Company, Manager of RESERVE PARTNERS, LLC, a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 04/03/2029

