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WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:

Randy T. Simonsen LTD, a Utah limited partnership
3535 Sugar Leo Dr
Saint George, UT 84790

File No.: WJC-219515-P

DOC # 20250022944

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
07/02/2025 03:49:09 PM Fee \$ 46.00
By RANDY T SIMMONSEN LTD



WARRANTY DEED

Sky Mountain Holdings, LLC, a Utah limited liability company, Grantor, of Washington County, State of Utah

hereby CONVEY and WARRANT to:

Randy T. Simonsen LTD, a Utah limited partnership, Grantee, of Washington County, State of Utah

for the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, the following tract of land in Washington, State of UTAH, to-wit:

LOTS 66, 84, 86, 87, 88, 89, 90, 99, 100, 101, 105, 109, AND 110, FIREROCK - PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF LOCATED IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PARCEL NO'S: H-FIRE-3-66, H-FIRE-3-84, H-FIRE-3-86, H-FIRE-3-87, H-FIRE-3-88, H-FIRE-3-89, H-FIRE-3-90, H-FIRE-3-99, H-FIRE-3-100, H-FIRE-3-101, H-FIRE-3-105, H-FIRE-3-109, AND H-FIRE-3-110

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by a proper Operating Agreement and Articles of Organization, Articles of Incorporation, and Certificate of Limited Partnership.

*****Accommodation only recording. Summit Title shall have no liability or responsibility as to the condition of title to the property described in the documents, or as to the priority, validity, sufficiency, or effect of this document.*****

WITNESS the hand of said grantor, this _____ day of _____, 2025.

Sky Mountain Holdings, LLC, a Utah limited liability company

By: Randy T. Simonsen, LTD., a Utah limited partnership
Its Member

By: Randy T. Simonsen
Randy T. Simonsen, General Partner

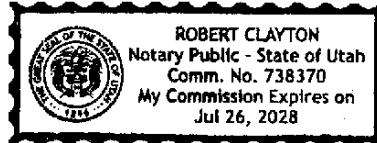
By: Jed Christensen Construction, Inc.
Its Member

By: Jed R. Christensen
Jed R. Christensen, President

STATE OF Utah
 COUNTY OF Washington

On the 2nd day of July, 2025, personally appeared before me, **Randy T. Simonsen**, who being by me duly sworn that he is the **General Partner of Randy T. Simonsen, LTD**, who is **member/manager of Sky Mountain Holdings, LLC**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by Authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public
 Residing at: Washington County, Utah



STATE OF Utah
 COUNTY OF Washington

On the 2nd day of July, 2025, personally appeared before me, **Jed R. Christensen**, who being by me duly sworn that he is the **President of Jed Christensen Construction, Inc.**, who is **member/manager of Sky Mountain Holdings, LLC**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by Authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public
 Residing at: Washington County, Utah

