

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
07/08/2025 09:46:56 AM Fee \$40.00 By  
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance  
Agency, LLC  
112526-25

Mail Property Tax Notice to:  
887 S. Capaldi Dr. #1412  
St George, UT 84770

Space Above This Line for Recorder's Use

### WARRANTY DEED

GRANTOR(S) Academy Construction Lending LC

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Desert Haus Construction, LLC, a Utah Limited Liability Company

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of Utah:

See Attached Exhibit "A"

Tax Parcel No. H-MVEH-1-4

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants, Conditions and Restrictions now of record.

WITNESS our hands on 3rd day of July, 2025.

WARRANTY DEED

File No.: 112526-25

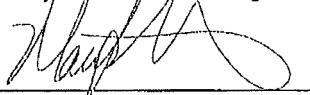
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**Grantor:**

Academy Construction Lending LC

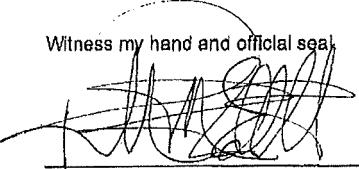
By:

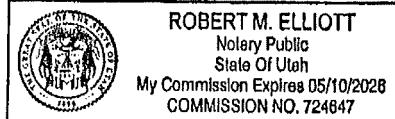
  
Matt J. Alder, Manager

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 3rd day of July, 2025, personally appeared Matt J. Alder, Manager of Academy Construction Lending, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is the Manager of Academy Construction Lending and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public



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**Exhibit "A"**  
**Property Description**

LOT 4, MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THREOF ON FILE AND OF RECORD IN THE  
OFFICE OF THE WASHINGTON COUNTY RECORDER.