

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
08/04/2025 11:23:08 AM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Peter M. Clegg, Trustee
528 Bench Lago Road
Grace, ID 83241

File Number: STG-104800-LH/accm
Parcel ID: W-VIGS-1-422

Warranty Deed

TFES 1172, LLC, an Idaho Limited Liability Company,

Grantors, hereby CONVEY(S) IN WARRANTY to

Peter M. Clegg, Trustee of the Peter Clegg Living Trust dated March 10, 2011

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 422, VILLAS AT GREEN SPRING PHASE 1, according to the Official Plat thereof, on file and of record in the Office of the Washington Recorder, State of Utah.

APN(s): W-VIGS-1-422

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

008491

WITNESS, the hand of said grantors, this 1st day of August, 2025

TFES 1172, LLC, an Idaho Limited Liability Company
By: The Financial Specialty Services, Inc., its member

Audra Perez
By: Audra Perez, Assistant Secretary

STATE OF IDAHO
COUNTY OF Bingham

On this 1st day of August, 2025, before me Rae Albert,
a notary public, personally appeared Audra Perez, Assistant Secretary of The
Financial Specialty Services, Inc., member of TFES 1172, LLC, an Idaho
Limited Liability Company, proved on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to this instrument, and acknowledged
he/she/they executed the same.

Witness my hand and official seal

Rae Albert
Notary Public

Commission expires: 9-6-2028

