

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

09/03/2025 02:48:07 PM Fee \$142.00 By

SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Tava Town LLC, a Utah limited liability company  
 3220 Retreat Dr  
 Hurricane, UT 84737



**SOUTHERN UTAH  
TITLE COMPANY**  
*"Doing good Deeds for over 70 years"*  
 sutc.com

Order No. 235097

Space Above This Line for Recorder's Use

Tax I.D. No. H-TAR-1-100, H-TAR-1-102, H-TAR-1-103, H-TAR-1-104, H-TAR-1-11, H-TAR-1-17, H-TAR-1-18, H-TAR-1-54, H-TAR-1-55, H-TAR-1-56, H-TAR-1-57, H-TAR-1-58, H-TAR-1-59, H-TAR-1-6, H-TAR-1-60, H-TAR-1-81, H-TAR-1-85, H-TAR-1-86, H-TAR-1-87, H-TAR-1-88, H-TAR-1-89, H-TAR-1-90, H-TAR-1-91, H-TAR-2-21, H-TAR-2-22, H-TAR-2-24, H-TAR-2-25, H-TAR-2-26, H-TAR-2-27, H-TAR-2-30, H-TAR-2-31, H-TAR-2-33, H-TAR-2-34, H-TAR-2-35, H-TAR-2-36, H-TAR-2-37, H-TAR-2-38, H-TAR-2-39, H-TAR-2-40, H-TAR-2-41, H-TAR-2-42, H-TAR-2-43, H-TAR-2-44, H-TAR-2-45, H-TAR-2-46, H-TAR-2-47, H-TAR-2-48, H-TAR-2-49, H-TAR-2-50, H-TAR-2-51, H-TAR-2-52, H-TAR-2-53, H-TAR-2-93, H-TAR-2-94, H-TAR-2-95, H-TAR-2-96, H-TAR-2-97, H-TAR-2-98, and H-TAR-2-99 and H-TAR-1-COMMON & H-TAR-2-COMMON

**WARRANTY DEED**

**Tava Land, LLC, an Idaho limited liability company**, grantor(s), of Idaho Falls, County of Bonneville, State of Idaho, hereby **CONVEY and WARRANT to**

**Tava Town LLC, a Utah limited liability company**, grantee(s) of Hurricane, County of Washington, 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 27<sup>th</sup> day of August, 2025.

Tava Land, LLC, an Idaho limited liability company


By: *Roger Ball*  
 Roger Ball, Manager

By: *Marsha Ball*  
 Marsha Ball, Manager

STATE OF Idaho )  
 ) ss.  
COUNTY OF Bonner )

On the 29<sup>th</sup> day of August, 2025, personally appeared before me, Roger Ball, who being by me duly sworn, did say that he/she is the Manager and Marsha Ball, who being by me duly sworn, did say that he/she is the Manager of Tava Land, LLC, an Idaho limited liability company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Roger Ball and Marsha Ball acknowledged to me that said limited liability company executed the same.

**AMMON KEGEL**  
Notary Public - State of Idaho  
Commission Number 43886  
My Commission Expires: 07-20-2030

  
 NOTARY PUBLIC  
 My Commission Expires: 7/20/2030

Attachment to that certain Warranty Deed executed by Tava Land, LLC, an Idaho limited liability company grantor(s), to Tava Town LLC, a Utah limited liability company grantee(s).

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**EXHIBIT "A"**

**Parcel 1:**

Lots 6, 11, 17, 18, 54, 55, 56, 57, 58, 59, 60, 81, 85, 86, 87, 88, 89, 90, 91, 100, 102, 103 and 104, TAVA RESORT AT SAND HOLLOW PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**Also:**

All Common Area set forth on the official Plat of TAVA RESORT AT SAND HOLLOW PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**Parcel 2:**

Lots 21, 22, 24, 25, 26, 27, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 93, 94, 95, 96, 97, 98 and 99, TAVA RESORT AT SAND HOLLOW PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**Also:**

All Common Area set forth on the official Plat of TAVA RESORT AT SAND HOLLOW PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

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RB  
Initials MB