

2

DOC # 20250035846

Quit Claim Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/17/2025 01:12:33 PM Fee \$ 40.00  
By ZION VILLAGE RESORT LLC



When recorded mail to:  
Zion Village Resort LLC  
4968 S Holladay Pines Ct  
Holladay, UT 84117

Tax I.D. No.: H-3-1-33-447-A

### QUITCLAIM DEED

Sky Mountain Holdings, LLC, a Utah Limited Liability Company, grantor, of St. George, Washington County, Utah, hereby QUITCLAIMS to

Zion Village Townhomes HOA, a Utah non-profit corporation, grantee, of Holladay, Salt Lake County, Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, Utah:

See Exhibit "A" attached hereto and made a part hereof.

Grantor: Sky Mountain Holdings, LLC, a Utah Limited Liability Company



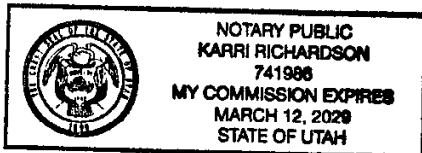
Randy T. Simonson, Manager/Member  
Sky Mountain Holdings, LLC

Utah State )

ss.

Washington County )

On the 16 day of October, 2025, personally appeared before me Randy T. Simonson, who being duly sworn, did say that he is the Manager/Member of Sky Mountain Holdings, LLC, a Utah Limited Liability Company, that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority, and duly acknowledged to me that he executed the same.





Notary Public

**Exhibit "A"**

BEGINNING AT A POINT WHICH LIES NORTH 00°54'34" EAST 1,460.54 FEET ALONG THE WEST SECTION LINE AND SOUTH 89°05'26" EAST 782.63 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF ZION VILLAGE TOWNHOMES P.U.D. PHASE 2 AMENDMENT "A" OF WASHINGTON COUNTY, UTAH OFFICIAL RECORDS, AND RUNNING THENCE ALONG SAID EASTERLY BOUNDARY AND ITS PROJECTION THE FOLLOWING COURSE: NORTH 00°57'26" WEST 78.63 FEET; THENCE NORTH 06°02'30" EAST 79.94 FEET ALONG THE EASTERLY BOUNDARY OF ZION VILLAGE TOWNHOMES P.U.D. PHASE 1 OF SAID OFFICIAL RECORDS; THENCE SOUTH 02°34'16" WEST 158.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 383 SQUARE FEET OR 0.009 ACRES.