

00582279

B: 1152 P: 619 Fee \$14.00
Patsy Cutler, Iron County Recorder Page 1 of 3
12/24/2008 12:28:30 PM By FIRST AMERICAN TITLE/CEDAR



Recording Requested by:
First American Title Insurance Agency, LLC
365 South Main
Cedar City, UT 84720
(435)586-4476

AFTER RECORDING RETURN TO:
Brad Englert and Robyn Englert
8673 Rising Rock
Las Vegas, NV 89129

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **362-5119899 (gse)**
A.P.N.: **A-1179-1 Acct No. 289253**

Brad Nelson Englert, Trustee of the "Charles C. Englert 1994 Trust" dated November 17, 1994, Grantor, of **Las Vegas, Clark County, State of NV**, hereby CONVEY AND WARRANT to

Brad Englert and Robyn Englert, husband and wife as joint tenants, Grantee, of **Las Vegas, Clark County, State of NV**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Iron County, State of Utah**:

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

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2008** and thereafter.

Witness, the hand(s) of said Grantor(s), this **12/22/2008**.

First American Title Insurance Agency, LLC

12/15/2008
Escrow No.: 362-5119899 (gse)

Charles C. Englert 1994 Trust

Brad Nelson Englert, Successor Trustee

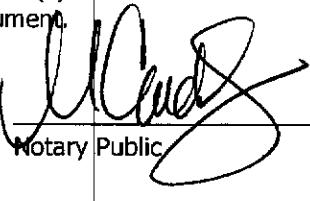
STATE OF NV)
County of Clark)ss.

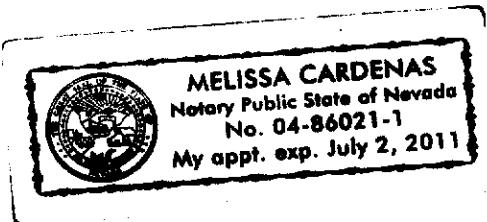
On 12/22/08, before me, the undersigned Notary Public, personally appeared **Brad Nelson Englert, Successor Trustee of the Charles C. Englert 1994 Trust, dated November 17, 1994**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/2/11

Notary Public


Melissa Cardenas



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EXHIBIT 'A'

UNIT 1, BUILDING B, CONTAINED WITHIN THE RACQUET CLUB VILLAS CONDOMINIUM PROJECT, AN EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN IRON COUNTY (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MARCH 06, 1986, IN IRON COUNTY, AS ENTRY NO. 265959, IN BOOK 343, AT PAGE 319 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTEnant UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

SUBJECT TO AN EASEMENT FOR AN EXISTING RETAINING WALL AND DRIVEWAY OVER THE FOLLOWING DESCRIBED LAND: BEGINNING SOUTH 89°09'03" EAST 673.05 FEET ALONG THE SECTION LINE AND SOUTH 359.28 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 42°43'31" WEST 3.00 FEET; THENCE NORTH 75°10'52" WEST 28.48 FEET; THENCE SOUTH 80°15'00" EAST 30.00 FEET TO THE POINT OF BEGINNING.

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