

00820553 B: 1681 P: 1384

B: 1681 P: 1384 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

07/01/2024 08:46:36 AM By: SOUTHERN UTAH TITLE COMPANY OF CEDAR CITY

When recorded mail deed and tax notice to:

A. Flint Decker and Gail M. Decker, Trustees of
The Decker Family Trust, dated October 3,
2022

595 Lantana Way
Ivins, UT 84738



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

Order No. 58438 - BCO
Tax I.D. No. A-2065-0003-0000

Space Above This Line for Recorder's Use

WARRANTY DEED

Old Spanish Trail Estate LLC, a Utah Limited Liability Company, which erroneously acquired title as Old Spanish Trail Estate LLC, grantor(s), of Perris, County of Riverside, State of California, hereby CONVEY and WARRANT to

A. Flint Decker and Gail M. Decker, Trustees of The Decker Family Trust, dated October 3, 2022 , grantee(s) of Ivins, 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 Iron County, State of Utah:

Lot Three (3), HERITAGE HILLS SUBDIVISION, PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Iron County, State of Utah.

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 27th day of June, 2024.

Old Spanish Trail Estate LLC, a Utah Limited Liability Company

By: [Signature]
J. Kirk Harns, Member

By: _____
Robert T. Wheeler, Member

* See attachment for notary acknowledgment.

When recorded mail deed and tax notice to:
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WITNESS the hand(s) of said grantor(s), this 27th day of June, 2024.

Old Spanish Trail Estate LLC, a Utah Limited Liability Company

By: _____
J. Kirk Harris, Member

By: _____
Robert T. Wheeler, Member

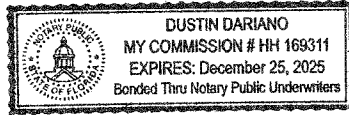
See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Warranty Deed executed by Old Spanish Trail Estate LLC, a Utah Limited Liability Company, which erroneously acquired title as Old Spanish Trail Estate LLC grantor(s), to A. Flint Decker and Gail M. Decker, Trustees of The Decker Family Trust, dated October 3, 2022 grantee(s).

Order No. 58438
Tax I.D. No. A-2065-0003-0000

STATE OF Florida)
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) :ss.
)
COUNTY OF Lee)

On the 27th day of June, 2024, personally appeared before me, J. Kirk Harns, who being by me duly sworn, did say that he/she is the Member of Old Spanish Trail Estate LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her 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 J. Kirk Harns acknowledged to me that said limited liability company executed the same.



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*NOTARY PUBLIC

My Commission Expires: 12/25/25

STATE OF Utah)
)
) :ss.
)
COUNTY OF Iron)

On the _____ day of June, 2024, personally appeared before me, Robert T. Wheeler, who being by me duly sworn, did say that he/she is the Member of Old Spanish Trail Estate LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her 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 Robert T. Wheeler acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires:

Notary acknowledgment attachment to that certain Warranty Deed executed by Old Spanish Trail Estate LLC, a Utah Limited Liability Company, which erroneously acquired title as Old Spanish Trail Estate LLC grantor(s), to A. Flint Decker and Gail M. Decker, Trustees of The Decker Family Trust, dated October 3, 2022 grantee(s).

Order No. 58438
Tax I.D. No. A-2065-0003-0000

STATE OF Florida)
)
) :ss.
COUNTY OF _____)

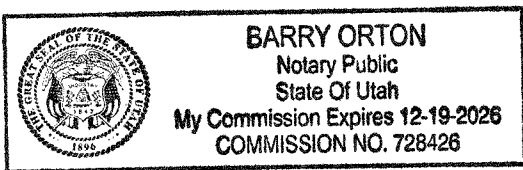
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NOTARY PUBLIC

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STATE OF Utah)
) :ss.
COUNTY OF Iron)

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Barry Orton
NOTARY PUBLIC

My Commission Expires: Dec. 19, 2026