DOC ID 20200075281

Warranty Deed Page Rof 2
Russell Shirts Washington County Recorder
12/28/2020 12/30:26 PM Fee \$40.00 By SOLIDIFI
TITLE AGENCY OF UTAH, LLC

When Recorded Mail Document and Tax Notice To:

R-1248-A-2-F-1
LUT-UTLC 2753548-P
Zion Red Rock Villa, LLC, a Utah limited hability company
11261 N Alpine Highway
Highland, UT 84003

WARRANTYDEED

Nancy Welti Sanchez, also known as Nancy Sanchez Grantor(s) of WASHINGTON County, State of Utah hereby CONVEYS and WARRANTS to ZION RED ROCK VILLA, LLC, A UTAH LIMITED LIABILITY COMPANY Grantee(s) of WASHINGTON County, State of Utah for the sum of Ten POLLARS and other good and valuable consideration, the following described tract of land in WASHINGTON COUNTY, State of Utah, to-wit:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE IN WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°50'00"W, ALONG THE SECTION LINE, 1136.96 FEET; THENCE N00°00'00"E, 681.37 FEET TO THE POINT OF BEGINNING; THENCE N55°14'19"W 30.04 FEET; THENCE N01°33'19"W 245.37 FEET; THENCE N59°59'09"E 285.21 FEET; THENCE N36°51'47"E 103.42 FEET; THENCE S19°39'56"W 349.65 FEET; THENCE S61°52'53"W 79.82 FEET; THENCE N80°23'10"W 129.66 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR A PERPETUAL RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE WEST 25 FEET, AS SET FORTH IN THAT CERTAIN OF CLAIM DEED RECORDED AS DOC #20140020936 OF OFFICIAL RECORDS.

Deed Restriction:

No dwelling shall be constructed on the property described herein as long as Grantor or John Sanchez owns or resides in the home on the property immediately to the North thereof.

PART OF TAX PARCEL MUMBER R-1248-A-2-F-1

Subject to easements, restrictions and rights of wax appearing of record and enforceable in law and subject to 2020 property taxes and thereafter.

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	on this 23 day of 1500 Nan signers of the within instrument, wh	cv Welti Sanche	z. also known as Nancy S	Sanchez, the	
	signers of the within instrument, wh	o duly acknowled	ged to me that they execut	ted the same.	
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