

Warranty Deed Page 1 of 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 liability company  
11261 N Alpine Highway  
Highland, UT 84003

**WARRANTY DEED**

**Nancy Welte 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 DOLLARS 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 14 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 N89°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 QUIET CLAIM DEED RECORDED AS DOC #20140020936 OF OFFICIAL RECORDS.

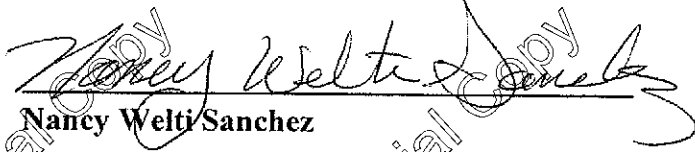
**Deed Restriction:**

**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 NUMBER R-1248-A-2-F-1

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

Witness the hand of said Grantor this 23<sup>rd</sup> day of December, 2020.

  
Nancy Welti Sanchez

STATE OF UTAH                    }  
  :ss.  
COUNTY OF Washington        }

On this 23<sup>rd</sup> day of December, in the year 2020, before me, a notary public, personally appeared before me, **Nancy Welti Sanchez, also known as Nancy Sanchez**, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

