

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
JS Phelps Holdings, LLC
349 East 740 South
Ivins, UT 84738

File Number: STG-90674-KL
Parcel ID: LV-64-A-26-A

Warranty Deed

DEREK JOHN DURHAM AND TOMI JO DURHAM,

Grantors, hereby CONVEY(S) IN WARRANTY to

JS Phelps Holdings, LLC, a Limited Liability Company,

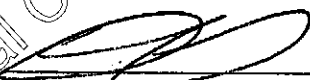
Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

COMMENCING AT THE NORTHEAST CORNER OF LOT 20 LAVERKIN FIELD SURVEY; THENCE SOUTH 00°02'00" EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 456.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'00" WEST, A DISTANCE OF 124.03 FEET; THENCE NORTH 00°02'00" WEST, A DISTANCE OF 112.88 FEET; THENCE NORTH 89°46'00" EAST A DISTANCE OF 124.03 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 20; THENCE SOUTH 00°02'00" EAST, ALONG SAID LINE, A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING.

APN: LV-64-A-26-A

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS, the hand of said grantors, this 16 day of February, 2021



Derek John Durham

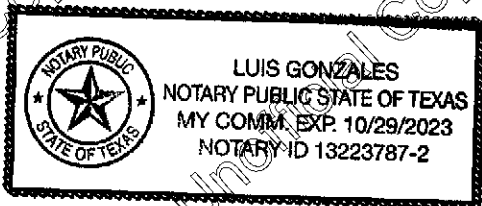

Tomi Jo Durham

STATE OF Texas
COUNTY OF San Patricio

On this 16th day of February, 2021, before me Luis Gonzales,
a notary public, personally appeared Derek John Durham and Tomi Jo Durham,
proved on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to this instrument, and acknowledged he/she/they executed the
same.

Witness my hand and official seal


Notary Public



WARRANTY DEED