

Warranty Deed Page 1 of 1  
Russell Shirts Washington County Recorder  
02/26/2020 02:54:44 PM Fee \$40.00 By AMERICAN  
SECURE TITLE ST. GEORGE

ORDER NO. 161777/STG

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
ED MCCOY  
1125 SOUTH MULBERRY DRIVE  
TOQUERVILLE, UT 84774

**WARRANTY DEED**

**ALMOND HEIGHTS, LLC, A NEVADA LIMITED LIABILITY COMPANY**

Grantor, organized and existing under the laws of the State of Utah with its principal office at 713 LOYCE LANE, INCLINE VILLAGE, NV 89451, County of WASHOE, State of NV hereby CONVEYS and WARRANTS to

**ED MCCOY and JENNIFER STAROSKA, as joint tenants**

Grantee,  
of TOQUERVILLE, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON county, State of UT, to-wit

All of Lot 59B, ALMOND HEIGHTS PARK SUBDIVISION (3RD AMENDED), according to the official plat thereof, on file in the office of the Recorder of WASHINGTON County, State of Utah.

T-AHP-A-59B

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto affixed by its duly authorized Members, this 12th day of February, 2020.

ALMOND HEIGHTS, LLC, a Nevada Limited Liability Company

BY: Stephen Labrie  
STEPHEN LABRIE, MANAGING MEMBER

STATE OF ~~NEVADA~~ )  
§  
COUNTY OF WASHOE

On the 12th day of February, 2020, personally appeared before me STEPHEN LABRIE, who being duly sworn, did say that he/she is the MANAGING MEMBER of ALMOND HEIGHTS, LLC, a Nevada Limited Liability Company, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.

Sabrina Pollard  
Notary Public  
My Commission Expires: AUGUST 1, 2023  
Residing at: 771 MALE BAUD INCLINE VILLAGE, NV 89451

