Vanguard Title Insurance Agency, LLC Mail Tax Notices to and WHEN RECORDED RETURN TO:

Shooting Star, LLC, a Utah Limited Liability Company

1363 E. 170 S., Ste. 301 St. George, UT 84790-3014

File No.: 49521-KV

WARRANTY DEED

GRANTOR(S): Western States Ventures SG, LLC, a Utah Limited Liability Company

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Shooting Star, LLC, a Utah Limited Liability Company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

See Attached "Exhibit A"

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 26 day of January, 2021.

Western States Ventures SG, LLC, a Utah Limited **Liablity Company**

State of Utah

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County of DUVIS

On this 28 day of January, 2021, personally appeared before me,

Nathan A. Brockbank , the Manager of Western States Ventures SG, LLC, a Utah Limited Liability Company, the signer of the above instrument, who duly acknowledged to me that he executed the same.

Witness my hand and official seal.

Notary Public - State of Utah DANIELLE WHITING Comm. #715368 My Commission Expires November 18, 2024

EXHIBIT A

Legal Description

Order No.: 49521-KV

Lots 82, 83, 84, 85, 86, 87, 88, 89, 99, 100 101, 102, 103, 104, 105, 106, 115, 116, 117, 118, 119, 120, 121, 122, 130, 131, 132, 133, 134, 135, 136 AND 137, SHOOTING STAR PHASE 2 SUBDIVISION, on file and of record in the Office of the Washington County Recorder, State of Utah.

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Tax Serial Number:
W-5-2-25-130 (Affects this and other property), New 2022 Tax Serial #'s are W-SHOT-2-82, W-SHOT-2-83, W-SHOT-2-84, W-SHOT-2-85, W-SHOT-2-86, W-SHOT-2-86, W-SHOT-2-89, W-SHOT-2-101, W-SHOT-2-102, W-SHOT-2-103, W-SHOT-2-104, W-SHOT-2-105, W-SHOT-2-105, W-SHOT-2-115, W-SHOT-2-116, W-SHOT-2-116, W-SHOT-2-116, W-SHOT-2-117, W-SHOT-2-118, W-SHOT-2-119, W-SHOT-2-130, W-SHOT-2-131, W-SHOT-2-131, W-SHOT-2-131, W-SHOT-2-134, W-SHOT-2-135, W-SHOT-2-134, W-SHOT-2-135, W-SHOT-2-136 AND W-SHOT-2-137
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