

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
12/22/2021 08:32:03 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
J3E LLC, a Utah limited liability company  
1226 West 2440 South  
St. George, UT 84770



**COTTONWOOD**  
**TITLE**

File No.: 152644-KLP

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## WARRANTY DEED

B & V Investments, LLC, a Utah Limited Liability company

**GRANTOR(S)** of Ivins, State of Utah, hereby Conveys and Warrants to

J3E LLC, a Utah Limited Liability Company

**GRANTEE(S)** of St. George, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County, State of Utah:**

Lot 8, RED MOUNTAIN TERRACE PHASE 1, according to the official plat thereof as recorded in the office of the Washington County Recorder.

**TAX ID NO.:** I-RMT-1-8 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**SUBJECT TO:** deed restrictions and conditions set forth on Exhibit "A" hereto.

*[Signature on following page]*

Dated this 21 day of December, 2021

B & V Investments, LLC, a Utah Limited Liability Company

BY:   
Brett C. Kee, Manager

STATE OF UTAH  
COUNTY OF WASHINGTON

On 21 day of December, 2021, before me, personally appeared Brett C. Kee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of B & V Investments, LLC, a Utah Limited Liability Company.

  
Notary Public



Exhibit "A"

This deed is subject to the following:

Offer is contingent upon Grantors willingness to allow Grantee to bring sewer from the subdivision to the North West, "Black Stone" and hook it into the cul-de-sac in front of lot #8.

All cutting, digging and installation will be done at Grantee's expense and all repairs to make it look as close to it can be from before sewer installation occurred will be taken care of by Grantee. Grantee will use bonded, licensed and insured contractors for the work, subject to Grantors approval.

Roof height of house shall not exceed 15' from pad, style shall be "Santa Fe" or flat roof, and shall be subject to Grantors approval at the plans stage.

Before Sewer work commences, Grantee will install a 8 course 6ft block wall on both sides of the lot, on mid lot line creating a "party wall" at least 50' long from the rear lot line forward. Block wall may be entirely on lot 8 if topography or Grantor dictates.