

WHEN RECORDED MAIL TO:  
GRANTEE  
349 East 740 South  
Ivins, UT 84738

Tax Parcels: H-HVUE-A-16B, H-HVUE-A-17A, H-HVUE-A-18A, H-HVUE-A-19B

**WARRANTY DEED**

Hurricane Views, LLC, a Utah limited liability company

GRANTOR,

Of Draper, Utah, Salt Lake County

Hereby CONVEYS and WARRANTS to

JS Phelps Holdings, LLC, a Utah limited liability company

GRANTEE,

of Ivins, Utah, Washington County, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON COUNTY, STATE OF UTAH to-wit:

LOTS 16B, 17A, 18A AND 19B, HURRICANE VIEWS, PLAT "A" ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 general property taxes and thereafter.

Signature(s) on next page

WITNESS the hand of said Grantor(s), this 1<sup>st</sup> day of February, 2022.

*[Handwritten signature]*

Hurricane Views, LLC  
By: *Clark Chelso*  
Its: *Managing member*

STATE OF Utah  
COUNTY OF Salt Lake  
)  
:SS  
)

On the 1<sup>st</sup> day of February, 2022, personally appeared before me Clark Chelso managing member of Hurricane Views, LLC, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*[Handwritten signature]*

Notary Public  
Residing at SLC, UT  
My Commission Expires: 2.21.24

