

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

Mail Tax Notice To:  
Brent Groom and Heather Groom  
79 East 2650 North  
Lehi, UT 84043

File Number: STG-95969-LH  
Parcel ID: W-ARO-7-192

**Warranty Deed**  
RESPA

**TRI-STATE VENTURES-UTAH LLC, A UTAH LIMITED LIABILITY COMPANY,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Brent Groom and Heather Groom, Joint Tenants,**

Grantees, 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

**Lot 192, ARROYO AT SIENNA HILLS PHASE 7 according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

**APN: W-ARO-7-192**

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

WITNESS, the hand of said grantor, this 16 day of February, 2022

Tri-State Ventures-Utah LLC, a Utah Limited Liability Company

By: [Signature]  
Eddie Portillo, Manager-VP

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 16 day of February, 2022, before me Macrae Hessler,  
a notary public, personally appeared Eddie Portillo, Manager-VP of Tri-State  
Ventures-Utah LLC, a Utah Limited Liability Company, 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

[Signature]  
Notary Public

