

Special Warranty Deed Page 1 of 1  
Gary Christensen Washington County Recorder  
09/14/2022 04:11:38 PM Fee \$46.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Fish Rock, LLC, a Utah Limited Liability Company  
1363 East 170 South #301  
St. George, UT 84790



Order No. 225371 - BJS  
Tax I.D. No. SG-FISH-4-45, SG-FISH-4-46, SG-FISH-4-47, SG-FISH-4-48, SG-FISH-4-49, SG-FISH-4-50, SG-FISH-4-55, SG-FISH-4-56, SG-FISH-4-57, SG-FISH-4-58, SG-FISH-4-59, SG-FISH-4-60, and SG-FISH-4-61

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

The Ledges at Snow Canyon, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Fish Rock, LLC, a Utah Limited Liability Company, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lots 45, 46, 47, 48, 49, 50, 55, 56, 57, 58, 59, 60, and 61, FISH ROCK - PHASE 4 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

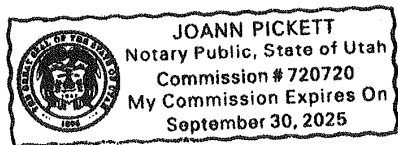
WITNESS the hand(s) of said grantor(s), this 12 day of September, 2022.

The Ledges at Snow Canyon, LLC, a Utah Limited Liability Company

By: Ed Burgess  
Ed Burgess, Authorized Agent

STATE OF Utah )  
 )  
:ss.  
COUNTY OF Washington )

On the 12th day of September, 2022, personally appeared before me, Ed Burgess, who being by me duly sworn, did say that he/she is the Authorized Agent of The Ledges at Snow Canyon, LLC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Ed Burgess acknowledged to me that said limited liability company executed the same.



Joann Pickett  
NOTARY PUBLIC

My Commission Expires: 9-30-25