

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
12/01/2023 11:59:01 AM Fee \$40.00 By UTAH
FIRST TITLE INSURANCE AGENCY

Mail Recorded Deed & Tax Notice To:
Studio54Aces, LLC
11704 N Broadleaf Hollow Ln
Highland, UT 84003



File No.: 154598-MAF

WARRANTY DEED

Peter Chatwin and Nancy Chatwin and Scott Chatwin and Jennifer S. Chatwin,

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

Studio54Aces, LLC,

GRANTEE(S), of Highland, 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**:

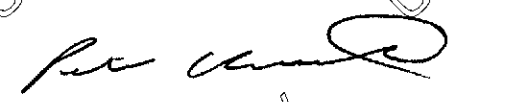
Lot 505, DESERT COLOR RESORT PHASE 5, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO: SG-DCR-5-505 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30th day of November, 2023.



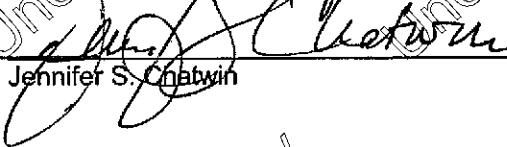
Peter Chatwin



Nancy Chatwin



Scott Chatwin



Jennifer S. Chatwin

STATE OF UTAH

COUNTY OF UTAH

On this 30th day of November, 2023, before me, personally appeared Peter Chatwin, 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.

Kimberly Adams
Notary Public

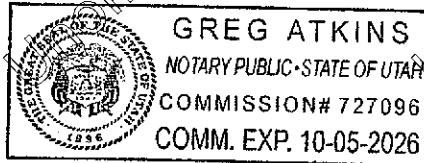


STATE OF UTAH

COUNTY OF UTAH

On this 30th day of November, 2023, before me, personally appeared Nancy Chatwin, 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.

[Signature]
Notary Public

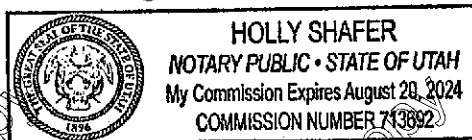


STATE OF UTAH

COUNTY OF UTAH

On this 13th day of November, 2022, before me, personally appeared Scott Chatwin, 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.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 30th day of November, 2023, before me, personally appeared Jennifer S. Chatwin, 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.

Kimberly Adams
Notary Public

