DOC Warrar Gary C

DOC ID 20230035945

Warranty Deed Page of 3
Gary Christensen Washington County Recorder
12/01/2023 1359:01 AM Fee \$40.00 By COAH
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 1000 (\$10.00) DOLLARS and other good and valuable consideration, the following described tractor and 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; covernants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

√ Page

Dated this 30th day of Nover	20230035945 12/01/2023 11:59:01 AM Page 2 of 3 Washington County	
	Page 2 or 3 vvasningtor	23 11:59:01 AM (County)
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	Peter Chatwin Nancy Chatwin Scott Chatwin Jennifer S. Chat	Lietvin
	Nancy Chatwin	
	Scott Chatwin	Harris III
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	Page 2 of 3	
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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 cocument, and acknowledged before me that he/she/they executed the same.

Notary Public

KIMBERLY ADAMS
NOTARY PUBLIC - STATE OF UTAN
COMMISSION# 724515
COMM. EXP. 07-87-2026

STATE OF UTAH

COUNTROF UTAH

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

Notary Public

GREG ATKINS
NOTARY PUBLIC STATE OF UTAR
COMMISSION# 727096
COMM. EXP. 10-05-2026

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.

Notary Public

HOLLY SHAFER

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires August 20, 2024

COMMISSION NUMBER 7(3892)

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.

Notary Public



KIMBERLY ADAMS
NOTARY PUBLIC - STATE OF UTAN
COMMISSION# 724511
COMM. EXP. 07-07-2026

Page 3 of 3