

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

Mail Tax Notice To:
Tri-State Ventures – Utah LLC
1265 Joe Battle Boulevard Bldg. C
El Paso, TX 79936

File Number: STG-80079-LH

Warranty Deed

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

Who took title in error as Tri-State Ventures – Utah LLC, a Limited Liability Company,

Grantor, hereby CONVEY(S) IN WARRANTY to

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

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

SEE ATTACHED EXHIBIT “A”

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantor, this 21st day of February, 2024

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



Edward Portillo, Manager-Division President

STATE OF UTAH
COUNTY OF WASHINGTON

On this 21 day of February, 2024, before me Leslie Hepler,
a notary public, personally appeared **Edward Portillo, Manager-Division
President, 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

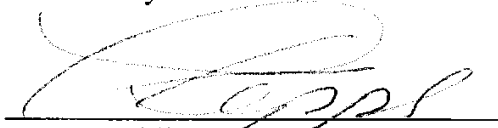
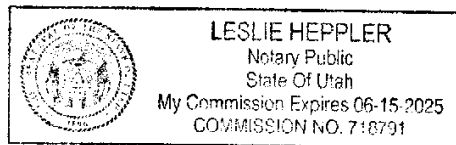

Notary Public

EXHIBIT "A"

Lots 317, 318, 319, 320, 322, 328, 329, 330, 331, 332 OF SAGE HAVEN PHASE 3 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

APN(S): SG-SAH-3-317; SG-SAH-3-318; SG-SAH-3-319; SG-SAH-3-320;
SG-SAH-3-322; SG-SAH-3-328; SG-SAH-3-329; SG-SAH-3-330;
SG-SAH-3-331; SG-SAH-3-332.

Lots 404, 410, 411, 412, 413, 419, 420, 431, 432, 433, 434, 445, 446, 447, 448 OF SAGE HAVEN PHASE 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

APN(S): SG-SAH-4-404; SG-SAH-4-410; SG-SAH-4-411; SG-SAH-4-412;
SG-SAH-4-413; SG-SAH-4-419; SG-SAH-4-420; SG-SAH-4-431;
SG-SAH-4-432; SG-SAH-4-433; SG-SAH-4-434; SG-SAH-4-445;
SG-SAH-4-446; SG-SAH-4-447; SG-SAH-4-448

Lots 615, 616, 617, 618, 619, 620 OF SAGE HAVEN PHASE 6 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

APN(S): SG-SAH-6-615; SG-SAH-6-616; SG-SAH-6-617; SG-SAH-6-618;
SG-SAH-6-619; SG-SAH-6-620

Lots 801, 802, 803, 804, 805, 806, 807 808, 809, 814, 815, 816, 817, 818, 819, 824, 825, 826, 827, OF SAGE HAVEN PHASE 8 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

APN(S): SG-SAH-8-801; SG-SAH-8-802; SG-SAH-8-803; SG-SAH-8-804;
SG-SAH-8-805; SG-SAH-8-806; SG-SAH-8-807; SG-SAH-8-808;
SG-SAH-8-809; SG-SAH-8-814; SG-SAH-8-815; SG-SAH-8-816;
SG-SAH-8-817; SG-SAH-8-818; SG-SAH-8-819; SG-SAH-8-824;
SG-SAH-8-825; SG-SAH-8-826; SG-SAH-8-827