

Mail Recorded Deed and Tax Notice To:  
RKF Beaver, LLC  
1835 South Hwy 89  
Perry, UT 84302

ENT# 282597 Pg 1 of 2  
Date: 13-Feb-2024 02:52 PM  
Fee: \$40.00 ACH  
Filed By: CP  
CINDY PETERSON, RECORDER  
BEAVER COUNTY CORPORATION  
For: COTTONWOOD TITLE INSURANCE AGENCY, I  
Recorded Electronically by Simplifile

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## WARRANTY DEED

T & N Properties, LLC, a Limited Liability Company, now known as T & N Properties, L.C.

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

RKF Beaver, LLC, a Utah limited liability company

**GRANTEE(S)** of Perry, 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 **Beaver County**, State of Utah:

**LOT 2 FAMILY DOLLAR SUBDIVISION**

**TAX ID NO.:** 03-0031-0055 (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.

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

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Dated this 12<sup>th</sup> day of February, 2024.

T & N Properties, L.C.  
BY: [Signature]  
Christian W. Forsyth  
Managing Member  
BY: [Signature]  
Natalie Forsyth  
Managing Member

STATE OF UTAH  
COUNTY OF Box Elder

On this 12<sup>th</sup> day of February 2024, before me, personally appeared Christian W. Forsyth and Natalie Forsyth, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that they executed the same on behalf of T & N Properties, L.C..

[Signature]  
Notary Public

