

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICES TO:
Red Cliffs Partners, LLC
748 W Heritage Park Blvd., Ste. 203
Layton, Utah 84041

Ent **543377** Bk **928** Pg **73**
Date: 15-Dec-2021 04:36 PM
Fee: \$40.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Cottonwood Title Insurance A
Recorded Electronically by Simplifile

Parcel Nos. 06-0RED-0002, 06-0RED-0003 & 06-0RED-0004

147380-MCC

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Colin Don Fryer, an individual (“Grantor”), hereby grants, conveys and warrants to Red Cliffs Partners, LLC, a Utah limited liability company (“Grantee”), of 748 W. Heritage Park Blvd. Suite 203, Layton, Utah 84041, a 59.90% undivided interest as a tenant in common in and to the following described tract of land in Grand County, State of Utah:

Parcels B and C, RED CLIFFS RANCH AMENDED, according to the official plat thereof on file in the office of the Grand County Recorder, recorded December 10, 2021 as Entry No. 543324 in Book 927 at Page 790.

ALSO:

GOVERNMENT LOT 9, SECTION 26, T 24 S, R 22 E, SLM.

(For Reference: Parcel No. 06-0RED-0002, 06-0RED-0003 & 06-0RED-0004)

TOGETHER WITH all improvements located thereon; all easements and rights-of-way, if any, benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other mineral interests in, on, under or above the property.

SUBJECT TO easements, rights of way, encumbrances and other matters of record.

(signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13TH day of December, 2021.

Colin Don Fryer
Colin Don Fryer

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the 13 day of December, 2021, personally appeared before me Colin Don Fryer, the signer of the above instrument, whose identity was proven to me on the basis of satisfactory evidence, and acknowledged to me that he signed the same.

Gabrielle Ross
NOTARY PUBLIC

