

Warranty Deed Page 1 of 5
Russell Shirts Washington County Recorder
10/04/2018 11:08:27 AM Fee \$18.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

RECORDED AT REQUEST OF
RSF AV ST. GEORGE VII, L.P.

MAIL TAX NOTICE TO
RSF AV ST. GEORGE VII, L.P.
c/o RSF PARTNERS
3899 Maple Avenue - Suite 250
Dallas, Texas 75219

Tax Parcel I.D. # W-5-2-13-243

CTEA#105877-WHF

WARRANTY DEED

SIENNA HILLS PROPERTIES, LLC, a Utah limited liability company ("Grantor") hereby CONVEYS and WARRANTS to RSF AV ST. GEORGE VII, L.P., a Texas limited partnership ("Grantee"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land in Washington County, Utah (the "Land"):

Beginning at a point which is North 00°54'18" East 2599.37 feet along the center section line and North 90°00'00" East 358.61 feet from the South quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly right-of-way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah and running thence along said Easterly Washington Parkway right-of-way the following (3) three courses: North 04°36'52" West 230.02 feet to the point of curvature of a 3447.00 foot radius curve concave to the right; thence Northwesterly 338.91 feet along the arc of said curve through a central angle of 05°38'00" to the point of tangency; thence North 01°01'08" East 130.94 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly right-of-way of Sandy Talus Drive recorded on February 27, 2007 as Document No. 20070010003 in the office of the Washington County Recorder, in said County, State of Utah; thence along said Southerly right-of-way of Sandy Talus Drive the following (3) three courses: Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'19" to the point of tangency; thence South 88°58'43" East 404.20 feet to a point on the arc of a 25.00 foot radius curve concave to the right, the radius point which bears South 01°18'48" East; thence Southeasterly 40.29 feet along the arc of said curve through a central angle of 92°19'56" to the point of tangency, said point also being a point on the Westerly right-of-way of Red Stone Road; thence along said right-of-way of Red Stone

Road the following (6) six courses: South $01^{\circ}01'08''$ West 2.30 feet to the point of curvature of 1035.00 foot radius curve concave to the left; thence Southeasterly 163.53 feet along the arc of said curve through a central angle of $09^{\circ}03'10''$ to the point of tangency; thence South $08^{\circ}02'02''$ East 339.15 feet to the point of curvature of a 165.00 foot radius curve concave to the right; thence Southwesterly 269.03 feet along the arc of said curve through a central angle of $93^{\circ}25'08''$ to the point of tangency; thence South $85^{\circ}23'06''$ West 309.67 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of $90^{\circ}00'01''$ to the point of tangency, said point also being a point on the said Easterly right-of-way of Washington Parkway and the point of beginning.

Tax ID No. W-5-2-13-243

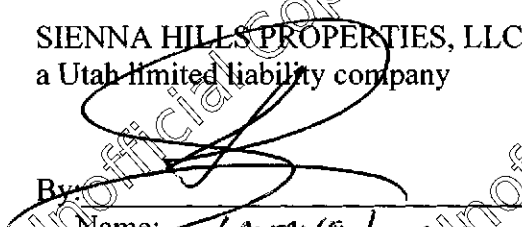
Address: Bare Land

subject to, however, those, and only those, matters set forth on Exhibit A attached hereto and incorporated herein by reference.

[SIGNATURE PAGE FOLLOWS]

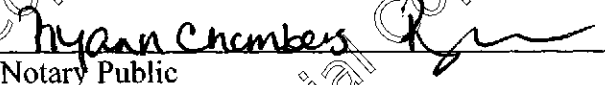
WITNESS, that Grantor has executed this Warranty Deed to be effective October
~~September~~ 3, 2018.

SIENNA HILLS PROPERTIES, LLC,
a Utah limited liability company

By: 
Name: Lawrence Lopez
Title: EV/General Counsel

STATE OF OREGON §
County of Washington §ss.
§

On the 20th day of September, 2018 personally appeared before me
LAWRENCE LOPEZ, EV/ GC of Sienna Hills
Properties, LLC, a Utah limited liability company, who duly acknowledged to me that he
executed the same on behalf of said limited liability company.


Notary Public
My commission expires: September 06, 2021
Residing in: Battle Ground, Washoull, OR



**Exhibit A
to
Warranty Deed**

1. Taxes for the year 2018 and subsequent years.
2. The land lies within the boundaries Land lies within the boundaries of, Washington County, Washington County Water Conservancy District, Ash Creek Special Service District, Washington County Special Service District No. 1, Southwest Mosquito Abatement & Control District, South Utah Shooting Sports Park Special Service District and Washington County Flood Control and is subject to any and all charges and assessments levied thereunder.
3. Any prior leases, grants, exceptions or reservations of interests in minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges and immunities relating to any such prior leases, grants, exceptions or reservations; provided, however, that Grantor is conveying to Grantee pursuant to this Warranty Deed all of Grantor's right, title and interest, if any, in the minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records; provided, however, that Grantor is conveying to Grantor pursuant to this Warranty Deed all of Grantor's right, title and interest, if any, to any claim, right, title or interest to water or water rights.
5. Ten (10) foot public utility easement affecting all boundaries as disclosed on that certain survey prepared by Alliance Consulting, having been certified under the date of November 14, 2008, as Job No. 4028 GN.
6. Entry Feature Easement by and between Sienna Hills Properties, LLC and the Sienna Hills Community Association, dated December 18, 2017 and recorded December 18, 2017 as Entry No. 20170051277.
7. Protective Covenants, Conditions and Restrictions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate Title 42, USC 3604. Recorded January 27, 2006 as Entry No. 999848 in Book 1838 at Page 798, and amended March 8, 2010 as Entry No. 20100007553.
8. Terms, conditions and limitations contained in that certain Tract Declaration of Covenants, Conditions and Restrictions, executed by the State of Utah, through

the School and Institutional Trust Lands Administration (SITLA), dated December 7, 2017 and recorded December 18, 2017 as Entry No. 20170051278.

9. Terms, conditions and limitation contained in that certain Declaration of Covenants Regarding Development executed by the State of Utah, through the School and Institutional Trust Lands Administration and Sienna Hills Properties, LLC, a Utah limited liability company, dated December 18, 2017 and recorded December 18, 2017 as Entry No. 20170051279.
10. Reservations and exceptions as contained in Patent No. 20500 from the State of Utah recorded December 18, 2017 as Entry No. 20170051280, Official Washington County Records.
11. Terms, conditions, easement(s) and limitations contained in Storm Water Management BMP Maintenance Agreement, executed by Sienna Hills Properties, LLC, recorded September 13, 2018 as Entry No. 20180037662, official records.