

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
02/19/2016 12:22:14 PM Fee \$12.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:

IM4 LLC
585 N. Dusk Drive
St. George, UT 84770



SOUTHERN UTAH TITLE
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Order No. 185075 - EFP
Tax I.D. No. SG-5-3-17-233-ED1

Space Above This Line for Recorder's Use

WARRANTY DEED

Lot Fourteen, LC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah hereby CONVEY and WARRANT to

IM4 LLC, a Utah Limited Liability Company, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.


WITNESS the hand(s) of said grantor(s), this 19th day of February, 2016.

Lot Fourteen, LC, a Utah Limited Liability Company

By: [Signature]
Gilbert M. Jennings, Manager

STATE OF Utah)
)
) ss.
COUNTY OF Washington)

On the 19th day of February, 2016, personally appeared before me, Gilbert M. Jennings, who being by me duly sworn, did say that he/she is the Manager of Lot Fourteen, LC, a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gilbert M. Jennings acknowledged to me that said limited liability company executed the same.

 **ELWIN F. PRINCE**
Notary Public
State Of Utah
My Commission Expires 05-19-2019
COMMISSION NO. 683369

[Signature]
NOTARY PUBLIC
My Commission Expires: 5-19-19

Attachment to that certain Warranty Deed executed by Lot Fourteen, LC, a Utah Limited Liability Company grantor(s), to IM4 LLC, a Utah Limited Liability Company grantee(s)

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EXHIBIT "A"

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 17; thence North 88°48'11" West, 2183.29 feet along the Center Section Line; thence South, 1727.10 feet to a point on the East Line of River Road and the point of beginning; thence South 59°14'06" East, 291.15 feet; thence South 88°51'56" East, 300.99 feet; thence South 01°08'04" West, 344.19 feet; thence South 47°26'35" West, 220.25 feet; thence North 88°51'56" West, 280.43 feet; thence North 59°14'06" West, 415.99 feet to a point on said East Line of River Road; thence North 30°45'54" East, 500.00 feet along said East Line of River Road to the point of beginning.

(Proposed Lot 14, FORT PIERCE BUSINESS PARK)

Initials

