

00762604 B: 1533 P: 1791

B: 1533 P: 1791 Fee \$40.00
Carri R. Jeffries, Iron County Recorder - Page 1 of 2
02/17/2021 10:56:44 AM By: CEDAR LAND TITLE, INC.

WHEN RECORDED RETURN TO:

Joe Burgess Construction Inc.
1125 N Hovi Hills Drive
Cedar City, UT 84721
Tax ID No.: B-1517-0000-0000

WARRANTY DEED

Windmill Plaza, LLC, **GRANTOR**,

hereby CONVEY(S) AND WARRANT(S) to

Joe Burgess Construction Inc., **GRANTEE**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 12th day of February, 2021.

WINDMILL PLAZA, LLC


Jim Burgess, Manager

State of Utah
County of Iron

On this 12th day of February, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Jim Burgess who is the Manager of Windmill Plaza, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 3/1/21

File Number: 35991
Warranty Deed Ent BP UT



EXHIBIT "A"
LEGAL DESCRIPTION

All of Units 31 through 90, NORTHFIELD TOWNHOMES P.U.D., Phase 2, a proposed subdivision more particularly described as follows:

Beginning at a point North 00°00'11" East 2502.53 feet along the West Section Line, and North 90°00'00" East 297.21 feet from the Southwest Corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence North 00°38'51" West 118.21 feet; thence North 76°23'46" West 41.11 feet to a point on the easterly boundary of Cedar Willows Subdivision, Phase 1; thence along said subdivision boundary North 00°45'51" West 485.53 feet to a point on the southerly boundary of North Field Townhomes P.U.D., Phase 1, said point is also on the easterly boundary of Cedar Willows Subdivision, Phase 2; thence along said boundary of North Field Townhomes P.U.D., Phase 1 the following six (6) calls: thence North 89°14'09" East 49.22 feet to a non-tangent curve to the right (radius point bears North 88°54'03" East); thence along the arc of said curve 31.80 feet, with a radius of 20.00 feet, and a central angle of 91°05'59"; thence North 90°00'00" East 19.33 feet to the point-of-curvature of a tangent curve to the left; thence along the arc of said curve 49.94 feet, with a radius of 222.50 feet, and a central angle of 12°51'36" to the point-of-reverse-curvature of a tangent curve to the right; thence along the arc of said curve 39.44 feet, with a radius of 177.50 feet, and a central angle of 12°43'47"; thence North 89°52'11" East 490.36 feet to the P.C. of a tangent curve to the left; said point being on the southerly boundary of North Field Apartment Subdivision; thence along said subdivision boundary the following three calls: thence along the arc of said curve 81.48 feet, with a radius of 122.50 feet, and a central angle of 38°06'27"; thence North 51°45'43" East 30.61 feet; thence North 89°52'11" East 25.32 feet to a point on the northwesterly right-of-way line of Highway I-15; thence along said right of way line South 35°51'08" West 340.80 feet to a non-tangent curve to the left (radius point bears South 55°40'47" East); thence along the arc of said curve 499.49 feet, with a radius of 23,043.32 feet, and a central angle of 01°14'31"; thence departing said right of way North 89°48'04" West 267.92 feet to the point-of-beginning and contains 7.16 acres.

Subject to a 50 foot wide power easement for overhead power lines.

Currently described in the public record as:

Beginning North 00°00'11" East 2502.53 feet along the Section line and East 297.21 feet from the Southwest Corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; North 00°38'51" West 689.17 feet along existing fence line; North 89°52'11" East 752.44 feet; South 35°51'08" West 340.80 feet along the northwesterly line of Highway I-15; along the arc of a non-tangent curve to the left, with a radius of 23,043.32 feet, a distance of 499.48 feet (long chord said curve bears South 33°41'58" West 499.47 feet); thence departing said Highway I-15 North 89°48'04" West 267.90 feet to the point of beginning; subject to a 10 foot Irrigation Easement over part adjacent to Highway I-15. Less North Field Apartment Subdivision and North Field Townhomes, P.U.D. Phase 1.

Parcel No. B-1517-0000-0000 Account No. 254034