

Atlas Title
File #32887

Corporate Warranty Deed

Grantor: **Dixie Hospitality, LLC, a Utah limited liability company**

hereby

CONVEY AND WARRANT

to:

Grantee: NISHA HOSPITALITY LLC
of: 5018 Burch Creek Hollow, Ogden, UT 84403

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Washington County, State of **UTAH** to wit:

See Attached Legal Description

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.


WITNESS THE HAND OF SAID GRANTOR THIS 5th DAY OF SEPTEMBER, 2018



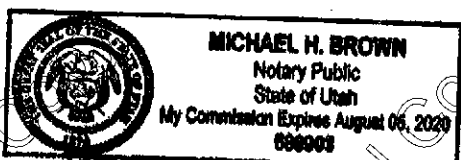
) Dixie Hospitality, LLC, a Utah limited liability company
) By: Glen A Overton, Managing Member

STATE OF UTAH)
) §.
County of)

On this 5th day of September 2018 personally appeared before me Glen A Overton, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Managing Member of Dixie Hospitality, LLC, a Utah limited liability company, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and he acknowledged to me that said corporation executed the same.



Notary Public



NO. 1089903

**EXHIBIT "A"
LEGAL DESCRIPTION**

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BEGINNING AT A POINT SOUTH 0°48'46" EAST 4.86 FEET ALONG THE SECTION LINE AND NORTH 89°12'12" EAST 196.18 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°12'12" EAST 410.58 FEET TO THE WEST LINE OF THE I-15 FRONTAGE ROAD AND A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 73°30'44" WEST 1349.86 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID FRONTAGE ROAD; THENCE SOUTH 89°00'06" WEST 183.06 FEET; THENCE SOUTH 0°59'54" EAST 144.20 FEET TO POINT ON THE NORTH LINE OF 1470 SOUTH STREET; THENCE NORTH 89°03'46" WEST 261.58 FEET ALONG THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH 0°48'46" WEST 61.00 FEET; THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 0°48'46" WEST 99.72 FEET; THENCE SOUTH 89°02'33" WEST 33.00 FEET; THENCE NORTH 01°27'42" WEST 17.58 FEET; THENCE SOUTH 88°32'18" WEST 8.44 FEET; THENCE NORTH 0°58'28" WEST 36.63 FEET; THENCE NORTH 0°56'15" EAST 279.68 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND IN FEE TO THE CITY OF ST GEORGE, BY WARRANTY DEED RECORDED JULY 7, 2010 AS ENTRY NO. 20100022323: BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4SW1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARC DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD, WHICH POINT IS 4.86 FEET S.0°48'46"E. ALONG THE SECTION LINE AND 606.76 FEET, MORE OR LESS, N.89°12'12"E. FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; AND RUNNING THENCE S.89°12'12"W. 79.16 FEET TO A POINT 31.84 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF HILTON DRIVE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 108+58.25; THENCE S.00°47'43"E. 0.16 FEET; THENCE EASTERLY 53.51 FEET ALONG THE ARC OF A 76.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S.70°27'34"E. 52.41 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 36.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 5.08 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.46°14'52"E. 5.08 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 286.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.75 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.32°12'50"E. 99.25 FEET) TO SAID WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD; THENCE NORTHERLY 109.63 FEET ALONG THE ARC OF A 1,349.86-FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N.14°09'40"W. 109.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAPS OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS: BEGINNING AT A POINT ON THE NORTH LINE OF 1470 SOUTH STREET, SAID POINT BEING NORTH 00°48'46" WEST 838.26 FEET ALONG THE SECTION LINE AND SOUTH 89°03'46" EAST 213.00 FEET ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF SECTION 31,

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TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00° 48'46" WEST 61.00 FEET; THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 00°48'46" WEST 74.38 FEET; THENCE NORTH 89°00'07" EAST 244.51 FEET; THENCE SOUTH 00°59'54" EAST 144.20 FEET TO THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH 89°03'47" WEST 261.57 FEET TO THE POINT OF BEGINNING.

Tax id no. SG-5-2-31-3337