

**00789394 B: 1603 P: 1409**

B: 1603 P: 1409 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

04/08/2022 12:49:36 PM By: SECURITY ESCROW & TITLE INSURANCE  
AGENCY, LLC

**WHEN RECORDED RETURN TO:**

Iron Apex Holdings, LLC a Utah Limited Liability Company  
HC 65 Box 340  
Kanarraville, UT 84742

**WARRANTY DEED**

Iron Rock, LLC a Utah Limited Liability Company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Iron Apex Holdings, LLC a Utah Limited Liability Company, **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

TAX ID No.: E-0172-0001-0000; Tax Account No.: 0149424

**TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.**

**SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.**

WITNESS, the hand of said grantor this 5th day of April, 2022.

Iron Rock, LLC a Utah Limited Liability Company  
By: Utopian Ventures, LLC a Wyoming Limited  
Liability Company, Member

*Richard Shem Jessop*

Manager

Richard Shem Jessop, Manager



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point South 89°30'15" East along the Township line 815.81 feet (815.18 feet as shown on that Record of Survey for: Mountain View Real Estate, prepared by Adams Surveying and Engineering, filed September 14, 1992, as Plat No. 274, in the Office of the County Engineer of Iron County, Utah) from the South Quarter corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian; said point being also South 89°29'54" East 900.32 feet from the North Quarter Corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 89°30'15" East along said Township line 441.09 feet to the Northeast Corner of Sectional Lot 2, Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; thence South 0°31'02" East along the 1/16 Section line 2204.39 feet to the Center line of an existing 100.00 foot Right of Way for a County Road; thence North 49°11'38" West along said centerline 609.00 feet; thence North 1810.14 feet to the point of beginning.

Excepting therefrom any portion lying with the boundaries of the County Road Right of Way (Highway U-235).

EXCEPTING THEREFROM any and all water and/or water rights.