

20070054772

Quit Claim Deed Page 1 of 6
Russell Shirts Washington County Recorder
11/14/2007 02:25:21 PM Fee \$ 24.00
By DIXIE TITLE CO



When recorded mail to:

Grantee
205 E. Tabernacle
Suite 1
St. George, Utah
84770

QUIT CLAIM DEED

Robert Douglas Westbrook

grantor

QUIT-CLAIM to

RD & CT HOLDINGS, LLC., a Utah Limited Liability Company

grantee

of St. George, Utah

for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-----

the following described tract of land in Washington County,

State of Utah:

All of the Grantors undivided 20% interest in the following described property:

See Exhibit "A" attached hereto and made a part hereof.

WITNESS, the hand of said grantor, this 14th day of November, 2007

Robert Douglas Westbrook

STATE OF Utah,
COUNTY OF Washington,

On the 14 day of November, 2007, personally appeared before me Robert Douglas Westbrook, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jeanette Christensen

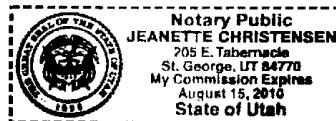


Exhibit "A"



ALPHA ENGINEERING COMPANY

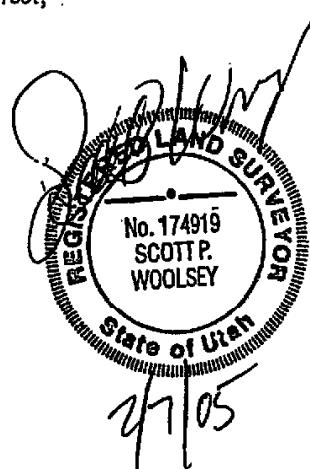
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest 1/4, of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Serial No. T-100-A

Containing: 390 acres, more or less.





ALPHA ENGINEERING COMPANY

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LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL

(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;

Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;

Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;

Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;

Thence South 00°11'20" East, a distance of 2,515.09 feet;

Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;

Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;

Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;

Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;

Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;

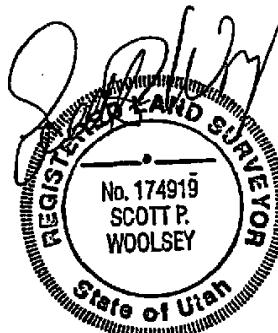
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;

Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;

Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAX Serial No. T-104-A-1

Containing: 450.00 acres, more or less.



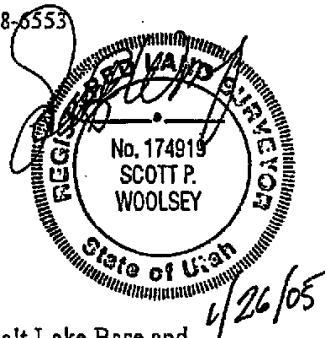
2/7/05

Exhibit "A" Continued



ALPHA ENGINEERING COMPANY

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LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the 1/16th Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the 1/16th Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

