

Mail tax notice to:  
Grantee  
205 E. Tabernacle, Suite 1  
St. George, Utah 87440

DOC # 20100037843

Special Warranty Deed  
Page 1 of 9  
Russell Shirts Washington County Recorder  
11/10/2010 11:08:00 AM Fee \$ 32.00  
By DIXIE TITLE CO



### SPECIAL WARRANTY DEED

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to RD & CT HOLDINGS, LLC., a Utah Limited Liability Company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

*An undivided 1.2779% of the entire undivided 100% interest in and to the following:*

*See legal description attached hereto as Exhibit "A" and incorporated with this reference.*

WITNESS the hand of said Grantor, effective as of the 1<sup>st</sup> day of November, 2010.

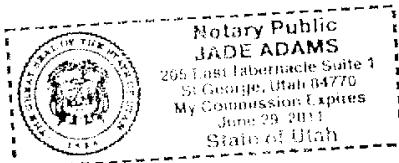
Grantor:

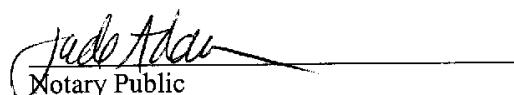
SOUTH FIELD PROPERTIES, LLC

  
By: James N. Ence  
Its: Manager

STATE OF UTAH, )  
:ss.  
County of Washington. )

On this 1<sup>st</sup> day of November, 2010, before me personally appeared James N. Ence, who acknowledged himself to be the Manager of SOUTH FIELD PROPERTIES, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.



  
Jade Adams  
Notary Public

**EXHIBIT "A"**  
**To Special Warranty Deed**

**LEGAL DESCRIPTION OF THE PROPERTY**

Approx. 1721.566 acres

See following page(s).

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  $88^{\circ}57'33''$  West, along the Section line a distance of 990.00 feet; Thence North  $88^{\circ}57'33''$  West, along the Section line a distance of 1,664.31 feet to the South  $\frac{1}{4}$  corner of Section 3; Thence North  $00^{\circ}31'01''$  West, along the Center Section line a distance of 1,181.26 feet; Thence North  $89^{\circ}09'02''$  West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North  $01^{\circ}14'12''$  West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3; Thence North  $01^{\circ}14'41''$  West, along the Section line, a distance of 1,328.21 feet, to the West  $\frac{1}{4}$  corner of said Section 3; Thence North  $00^{\circ}56'55''$  West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 3; Thence South  $89^{\circ}19'19''$  East, along the  $1/16^{\text{th}}$  Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 3; Thence South  $89^{\circ}26'54''$  East, along the  $1/16^{\text{th}}$  Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 3; Thence South  $00^{\circ}17'07''$  East, along the  $1/16^{\text{th}}$  Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 3; Thence South  $00^{\circ}16'39''$  East, along the  $1/16^{\text{th}}$  Section line, a distance of 51.83 feet; Thence South  $51^{\circ}00'50''$  East, a distance of 1,852.69 feet; Thence South  $31^{\circ}34'49''$  East, a distance of 122.00 feet; Thence South  $62^{\circ}32'31''$  East, a distance of 137.68 feet; Thence South  $89^{\circ}57'58''$  East, a distance of 319.00 feet; Thence North  $02^{\circ}57'54''$  West, a distance of 471.00 feet; Thence North  $15^{\circ}26'56''$  West, a distance of 338.00 feet; Thence North  $01^{\circ}02'04''$  East, a distance of 64.00 feet; Thence North  $80^{\circ}02'11''$  East, a distance of 263.90 feet; Thence South  $19^{\circ}02'04''$  West, a distance of 207.00 feet; Thence South  $12^{\circ}57'56''$  East, a distance of 749.37 feet; Thence North  $89^{\circ}57'58''$  West, a distance of 43.38 feet; Thence South  $35^{\circ}41'59''$  East, a distance of 803.12 feet; Thence South  $69^{\circ}33'01''$  West, a distance of 637.00 feet; Thence South  $48^{\circ}53'01''$  West, a distance of 210.00 feet; Thence South  $70^{\circ}34'01''$  West, a distance of 243.00 feet; Thence South  $26^{\circ}06'59''$  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  $80^{\circ}13'01''$  West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Series No. T-100-A

Containing: 390 acres, more or less.

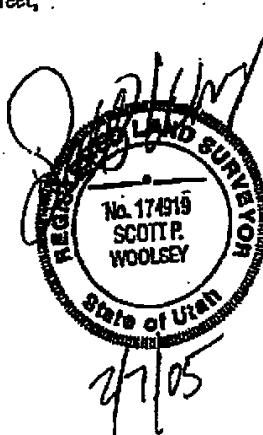




Exhibit "A" Continued

# ALPHA ENGINEERING COMPANY

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

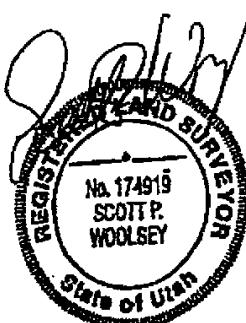
LEGAL DESCRIPTION FOR  
WINDING RIVER ASSOCIATES  
ASH HILLS 450 ACRE PARCEL

(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 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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:

T4N Serial No. T-104-A-1

Containing: 450.00 acres, more or less.



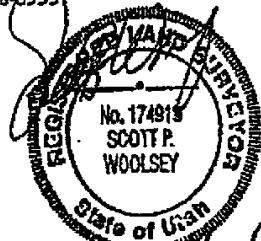
2/7/05

Exhibit "A" Continued



# 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 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°11'15" West, along the Section line, a distance of 450.28 feet;  
Thence North 89°52'43" East, a distance of 1,152.37 feet;  
Thence South 15°25'20" East, a distance of 8.93 feet;  
Thence South 26°10'01" East, a distance of 125.48 feet;  
Thence South 45°51'49" East, a distance of 152.20 feet;  
Thence South 00°00'48" East, a distance of 35.54 feet;  
Thence North 66°44'07" East, a distance of 4.03 feet;  
Thence South 00°07'15" East, along the 1/16<sup>th</sup> 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°10'11" East, along the 1/16<sup>th</sup> 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°06'26" East, along the 1/16<sup>th</sup> 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°19'45" West, along the 1/16<sup>th</sup> 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°53'14" West, along the 1/16<sup>th</sup> Section line, a distance of 1,937.34 feet;  
Thence South 00°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°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°02'27" East, along the 1/16<sup>th</sup> Section line, a distance of 821.57 feet;  
Thence South 89°59'06" West, a distance of 2,613.78 feet;  
Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;  
Thence North 00°48'00" West, along the 1/16<sup>th</sup> 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°58'57" East, along the 1/16<sup>th</sup> 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°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°20'24" West, along the Center Section line, a distance of 2,811.01 feet;  
Thence South 88°50'38" East, a distance of 1,657.75 feet;  
Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;  
Thence South 88°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.

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EXHIBIT "A" Continued

Beginning at the South  $\frac{1}{4}$  Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South  $89^{\circ}54'23''$  West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , said Section 22;

Thence North  $00^{\circ}05'50''$  West, along the 1/16<sup>th</sup> Section line, a distance of 2,636.29 feet;

Thence North  $00^{\circ}05'46''$  West, a distance of 2,218.63 feet;

Thence North  $89^{\circ}59'06''$  East, a distance of 2,613.52 feet;

Thence South  $00^{\circ}01'22''$  East, a distance of 1,820.79 feet,

Thence North  $89^{\circ}36'06''$  West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South  $00^{\circ}08'13''$  West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX I.D.# 3295-A-1

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Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



**PRATT PRECISION ENGINEERING P.C.**

51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)685-4789 FAX: (435)685-5800

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A

