

9/2
WHEN RECORDED, MAIL TO:

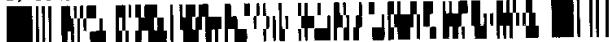
Dixie Title Company
205 East Tabernacle St.
St. George, Utah 84770

MAIL TAX NOTICE TO:

Woodrow & Sheri Wagner
664 Sweet Spring Dr.
Santa Clara, UT 84765

DOC # 20120042069

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
12/07/2012 04:54:25 PM Fee \$ 32.00
By DIXIE TITLE CO



Parcel Nos.: T-100-A, T-104-A-1, T-182-A, T-3295-A-1, T-3295-B

SPECIAL WARRANTY DEED

AMERICAN BANK OF THE NORTH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it to WOODROW W. WAGNER III and SHERI G. WAGNER, husband and wife, as joint tenants with rights of survivorship, Grantees, 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 0.3487% of the entire 100% undivided interest in and to the following:

See Exhibit "A" hereto, which is incorporated by this reference.

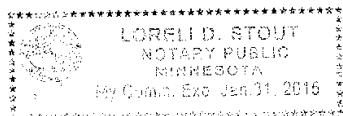
WITNESS the hand of said Grantor, this 3rd day of December, 2012.

GRANTOR:
American Bank of the North

By: John Zanotti
Its: Authorized Agent

STATE OF MINNESOTA,)
: ss.
County of Itasca.)

On the 3rd day of December, 2012, personally appeared before me John Zanotti, who duly acknowledged before me that he is the authorized agent of American Bank of the North, and that he signed the foregoing Special Warranty Deed freely and voluntarily on behalf of said company, pursuant to authority granted him by said company, and for the uses and purposes stated therein.



Lorelli D. Stout
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"

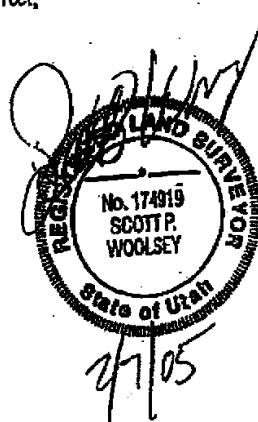


ALPHA ENGINEERING COMPANY

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°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 ¼ of the Southwest ¼ 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 ¼ of the Northwest ¼ 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 ¼ of the Northeast ¼ 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 ¼ of the Northeast ¼ 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 ¼ of the Northeast ¼, 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:



T-100-A

20120042069 12/07/2012 04:54:25 PM

Page 4 of 9 Washington County

20120040245 11/26/2012 04:20:01 PM

Page 5 of 10 Washington County

Exhibit "A"



ALPHA ENGINEERING COMPANY

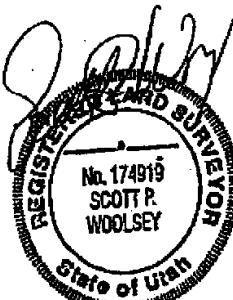
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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:

T-104-A-1



20120042069 12/07/2012 04:54:25 PM

Page 5 of 9 Washington County

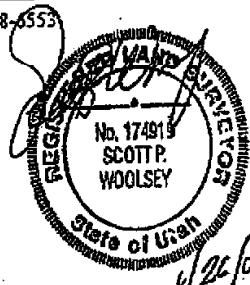
~~20120040245 11/26/2012 04:20:01 PM~~

~~Page 6 of 10 Washington County~~

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 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 65°44'07" East, a distance of 4.03 feet;

Thence South 00°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°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°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°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°53'14" West, along the 1/16th 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 1/16th 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 1/16th 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°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°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:

T-182-A

20120042069 12/07/2012 04:54:25 PM

Page 6 of 9 Washington County

~~20120040245 11/26/2012 04:20:01 PM~~

~~Page 7 of 10 Washington County~~

Exhibit A



ALPHA ENGINEERING COMPANY

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

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)**

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 1/16th 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;

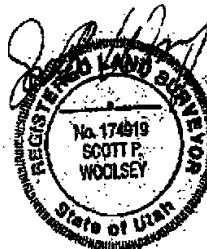
Thence South $00^{\circ}04'22''$ East, a distance of 1,820.79 feet;

Thence North $89^{\circ}26'06''$ 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 ID # 3295-A-1
T-3295-A-1



5/23/05

(Page 1 of 1)

20120042069 12/07/2012 04:54:25 PM

Page 7 of 9 Washington County

~~20120040245 11/26/2012 04:20:01 PM~~

~~Page 8 of 10 Washington County~~

Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



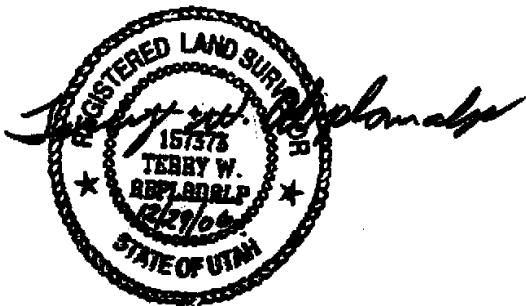
PRATT PRECISION ENGINEERING P.C.

51 N. 1600 W. STE. #2 HURRICANE, UT 84737 TEL: (435)635-4769 FAX: (435)635-5960

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.



20120042069 12/07/2012 04:54:25 PM

Page 8 of 9 Washington County

20120040245 11/26/2012 04:20:01 PM

Page 9 of 10 Washington County

Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

RRH 5/14/07

(Page 5 of 5)

20120042069 12/07/2012 04:54:25 PM
Page 9 of 9 Washington County
20120040245 11/26/2012 04:20:01 PM
Page 10 of 10 Washington County

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial No.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°39'59" West 291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concava easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°34'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.