

**AFTER RECORDING RETURN TO:**

Parcel No.: SG-6-3-1-130  
New Parcel No. SG-6-3-1-1301

GARFF PROPERTIES – ST. GEORGE, LLC  
405 South Main Street, #1200  
Salt Lake City, UT 84111

### Special Warranty Deed

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, **PARKWAY VENTURES, LLC**, a Utah limited liability company f/k/a Parkway Ventures, Ltd., whose address is P.O. Box 17137, Holladay, UT 84117 (“*Grantor*”), hereby conveys and warrants, against all claiming by, through or under Grantor, to **GARFF PROPERTIES – ST. GEORGE, LLC**, a Utah limited liability company whose address is 405 South Main Street, #1200, Salt Lake City, UT 84111 (“*Grantee*”), that certain real property (the “*Property*”) that is commonly known as 145 West Hilton Drive, St. George, Washington County, UT, and that is particularly described on Exhibit “A” annexed hereto.

**SUBJECT TO** exception nos. 1-22, inclusive, shown on Exhibit “B” annexed hereto.

**DATED** effective 1 October 2013.

**GRANTOR:**

**PARKWAY VENTURES, LLC**, a Utah limited liability company f/k/a Parkway Ventures, Ltd.

By:   
Craig C. Christensen, Manager

STATE OF UTAH                    )  
   : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me on 1 October 2013 by **CRAIG C. CHRISTENSEN** as the manager of **PARKWAY VENTURES, LLC**, a Utah limited liability company f/k/a Parkway Ventures, Ltd.



  
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Notary Public

## Exhibit "A" to Special Warranty Deed

The following-described real property located in Washington County, UT:

BEG W R/W LN I-15 BEING S 0°41'37" E 1836.84 FT ALG SEC/L & S 84°34'20" E 242.99 FT FM NE COR SEC 1 T43S R16W TH N 84°34'20" W 801.30 FT; TH N 02°30'15" W 258.69 FT TO PT SLY LN HILTON DR; TH N 87°29'45" E 386.75 FT ALG SLY LN HILTON DR TO PT490 FT RAD CUR LF T; TH NELY 520.45 FT ALG ARC SD CUR & SLY LN SD RD; TH S 63°21'38" E 11.16 FT M/L TO PT W R/W LN I-15 & PT ON CUR LFT; RAD BEAR S 86°45'03" E 5869.58 FT; TH SLY 276.43 FT ALG ARC SD CUR & W R/W LN TO PT OF 4811.66 FT RAD CMPD CUR LFT; TH SLY 52.17 FT ALG ARC SD CUR & W R/W LN TO PT ON CMPD CUR LFT RADBEAR S 89°22' 32.25 E 4813.66 FT; TH SLY 287.64 FT M/L ALG SD CUR & W R/W LN TO POB.

ALSO: BEG S 0°41'37" E 1836.84 FT ALG SEC/L FM NE COR SEC 1 T43S R16W THS 84°34'20" E 242.99 FT TO PT W R/W LN I-15 BEING ON 4813.66 FT RAD CUR LFT (CTRL ANG 0°40'49" & RAD BEAR N 87°11'21" E); TH SELY 57.15 FT ALG ARC SD CUR; TH S04°0'50" E 55.22 FT ON NON-TNGT LN; TH S 07°17'50" W 14.16 FT; TH LEAV I-15 & N71°04'45" W 490.40 FT; TH N 89°06'35" W 338.92 FT; TH N 02°30'15" W 20 FT; TH S84°34'20" E 558.31 FT TO POB.

Also: A tract of land situate in the SE1/4NE1/4 of Section 1, Township 43 South, Range 16 West, and the SW1/4NE1/4 of Section 6, Township 43 South, Range 15 West SLB&M. the boundaries of said parcel of land arc described as follows: Beginning at the intersection of the westerly right of way and no-access line of Interstate 15 and the northerly boundary line of said parcel, at a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58, which point is also 697.14 feet N.00°47'55"E. along the section line and 151.80 feet East from the East quarter corner of said Section 1; and running thence along said highway right of way and no-access line S.8°06'32"W. 59.59 feet to a point in the northerly right of way and no-access line of Dixie Drive at a point 313.00 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5067+65.00; thence along said northerly right of way and no-access line the following four (4) courses and distances: (1) thence N.81°02'27"W. 520.78 feet; (2) thence northwesterly 41.48 feet along the arc to a point in the easterly right of way and no-access line of Black Ridge Drive at a point of a 1725.00 foot radius non-tangent curve to the right, (chord bears N.67°09'50"W. 41.48 feet); (3) thence N.66°28'30"W 151.72 feet; (4) thence N.38°46'53"W. 38.71 feet 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 10+86.00; thence northerly 61.69 feet along the arc of a 558.00 foot radius non-tangent curve to the left, (chord bears N.11°36'55"E. 61.66 feet) concentric with said centerline along said easterly right of way and no-access line to a point in said northerly boundary line of said parcel at a point 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+42.38; thence along said northerly boundary line the following four (4) courses and distances: (1) thence S.83°04'48"E. 7.63 feet; (2) thence S.1°00'43"E. 20.18 feet; (3) thence S.84°37'03"E. 338.92 feet; (4) thence S.69°35'13"E. 391.20 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Less: Beginning at a point in the westerly boundary line of said entire tract, at a point 50.17 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 11+81.43, which point is 928.80 feet N.00°47'55"E. along the section line and 556.61 feet West from the East quarter corner of said Section 1; and running thence N.1°00'43"W 155.79 feet along said westerly boundary line to a point 58.00 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+22.56; thence southerly 52.97 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.9°07'20"E. 52.95 feet) to a point 58.00 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 12+75.00; thence continuing southerly 103.78 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.3°07'17"W. 103.64 feet) to the point of beginning.

Also Less: Beginning at the Northwest corner of said entire tract being in the existing southerly right of way line of Dixie Drive extended (Hilton Drive), at a point 70.82 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+80.99, which point is 1144.06 feet N.00°47'55"E. along the section line and 563.41 feet West from the East quarter corner of said Section 1; and running thence N.88°59'17"E. 29.75 feet along said existing southerly right of way line to a point 100.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 13+74.05; thence S.42°21'11"W. 43.32 feet to a point in the westerly boundary line of said entire tract at a point 63.90 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+47.00; thence N.1°00'43"W. 31.50 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also Less: A parcel of land in fee, being part of an entire tract of property, situate in the W1/2NW1/4 of Section 6, Township 43 South, Range 15 West, SLB&M. described as follows: Beginning at the Southeast corner of said entire tract being in the existing westerly highway right of way line of Interstate 15, at a point 220.59 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5067+89.18 which point is 666.29 feet N.00°47'55"E. along the section line and 235.11 feet East from the West quarter corner of said Section 6; and running thence N.69°35'13"W. 88.43 feet along the southerly boundary line of said entire tract to a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58; thence N.8°06'32"E. 720.74 feet to a point in the southerly right of way line of Hilton Drive at a point 204.59 feet radially distant westerly from the control line of said project, opposite approximate Engineers Station 5075+09.34 to a northerly corner of said entire tract; thence S.61°52'06"E. 11.10 feet along a northerly boundary line of said entire tract to a point in said existing westerly highway right of way line; thence along said existing westerly highway right of way line the following four (4) courses and distances: (1) thence southerly 278.65 feet along the arc of a 5869.58 foot radius curve to the left, (chord bears S.3°34'53"W. 278.62 feet); (2) thence S.1°05'42"W. 50.94 feet; (3) thence southerly 344.80 feet along the arc of a 4813.66 foot radius curve to the left, (chord bears S.0°03'44"W. 344.73 feet); (4) thence S.8°32'33"W. 66.14 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Tax ID Number: SG-6-3-1-130. (New Tax ID No. SG-6-3-1-1301)

**Exhibit "B" to  
Special Warranty Deed**

(Attach Schedule B-II of First American Title Insurance Company  
Commitment No. NCS-611101-SLC1 dated 22 June 2013)

**Exhibit "B"**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easement, claims of easements or encumbrances which are not shown by the public record.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. General property taxes for the year 2012, in the amount of \$58,319.99, have been paid. Taxes for the year 2013, now a lien, not yet due and payable, as to Tax ID Number: SG-6-3-1-130. (New Tax ID No. SG-6-3-1-1301).
9. Said land is included within the incorporated limits of unincorporated St. George City, a municipal corporation of the State of Utah and Tax District No. 08, and is subject to any charges and assessments made thereby for its Special Service Districts.
10. Easements for public utilities and incidental purposes over said land, and all Notes and restrictions as shown on the official ownership plat for Section 1, Township 43 South, Range 16 West and Section 6, Township 43 South, Range 15 West, Salt Lake Base an Meridian.
11. Easement granted to the City of St. George for drainage facilities, over a portion of said land recorded August 30, 1984 as Entry No. 265802 in Book 357 at Page 644 of Official Records.

12. Easement granted to the City of St. George for drainage facilities, over a portion of said land recorded August 10, 1987 as Entry No. 319110 in Book 460 at Page 322 of Official Records.
13. Easement for Roadway, utilities and drainage, recorded January 24, 1989 as Entry No. 343255 in Book 510 at Page 437 of Official Records.
14. Easement in favor of the City of St. George, for trail and recreation Easement, over a portion of said land, recorded October 22, 1992 as Entry No. 417818 in Book 687 at Page 116 of Official Records.
15. Terms, conditions, easements rights of way, controlled access, etc., as shown by that certain, Controlled Access Warranty Deed, recorded July 6, 2012 as Entry No. 20120022231 of Official Records.
16. Terms, conditions, easements rights of way, controlled access, etc., as shown by that certain, Controlled Access Warranty Deed, recorded July 6, 2012 as Entry No. 20120022232 of Official Records.
17. Terms, conditions, easements rights of way, controlled access, etc., as shown by that certain, Controlled Access Quit Claim Deed, recorded July 6, 2012 as Entry No. 20120022242 of Official Records.
18. Easement in favor of St. George City, for public utilities, etc., recorded July 6, 2012 as Entry No. 2012002229 of Official Records.
19. Easement in favor of St. George City, for public utilities, etc., recorded July 6, 2012 as Entry No. 2012002230 of Official Records.
20. Affidavit of Conversion recorded March 23, 2011 as Entry No. 20110008890 of Official Records.
21. Matters disclosed by that certain survey prepared by Horrocks Engineers, entered October 9, 2012, titled Dixie Drive Interchange, of Official Records.
22. Rights of Parties in Possession of said land through unrecorded leases, etc.

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