

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
11/15/2018 04:18:36 PM Fee \$15.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
RG IV, LLC, a Utah limited liability company
2265 E Murray Holladay Road
Holladay, UT 84117

COTTONWOOD

File No.: 106976-CAH

WARRANTY DEED

Lyle R. Drake, successor Trustee of the Lamar C. Ballard Revocable Trust under agreement dated December 8th, 2000, as amended and completely restated by Fourth Amendment dated February 8th, 2017, and as further amended by Fifth Amendment dated October 6, 2017

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to
RG IV, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration,
the following described tract of land in **Washington County, State of Utah:**

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 1049-D-HV and 1049-L-HV (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 14th day of November, 2018.

Lamar C. Ballard File No. 106976-CAH
Revocable Trust

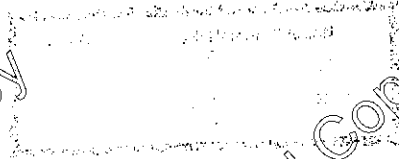
BY: Lyle R. Drake
Lyle R. Drake
Successor Trustee

STATE OF UTAH

COUNTY OF WASHINGTON

On the 14th of November, 2018, personally appeared before me Lyle R. Drake, successor Trustee of the Lamar C. Ballard Revocable Trust under agreement dated December 8th, 2000, as amended, the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Shaman A
Notary Public



File No. 106976-CAH

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the West one-sixteenth corner between Section 2 and 11, Township 39 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°46'18" West 759.07 feet; thence North 16°39'17" East 2732.49 feet to the center West one-sixteenth corner of said Section 2; thence South 00°31'39" West 2614.95 feet to the point of beginning.

PARCEL 2:

All of the East 1/2 of the Southwest quarter of Section 2, Township 39 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 3A:

An easement and right-of-way as granted in that certain Easement recorded December 7, 1972 as Entry No. 152316 in Book 129 at Page 5 of official records. Said easement more specifically located by Survey dated December 1995 performed by Leslie & Associates, Job No. 188-03-01.

PARCEL 3B:

An easement and right-of-way as granted in those certain Quit Claim Deeds recorded February 27, 2006 and July 18, 2016 as Entry Nos. 20060005175, 20160025643 and 20160025645 of official records.