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WHEN RECORDED MAIL TO:  
Kent G Frei, Trustee  
C/O RD & CT Holdings, LC  
2565 W Crestview Dr  
Santa Clara, UT 84765

DOC # 20200035496

Warranty Deed Page 1 of 13  
Russell Shirts Washington County Recorder  
07/10/2020 02:20:26 PM Fee \$ 64.00  
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY  
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-20-9C  
MAIL TAX NOTICE TO: SAME AS ABOVE  
TAX ID NO: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

## WARRANTY DEED

**Kent G Frei**

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH  
HEREBY CONVEY AND WARRANT TO

**Kent G Frei and Robbin J Frei, Trustees of the Kent G & Robbin J Frei Family Living Trust dated December 22, 2000, restatement dated April 1, 2019**

GRANTEE(S)

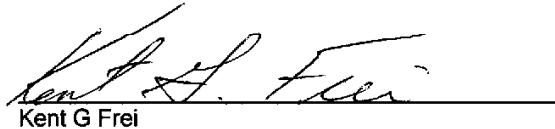
OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH  
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

**Grantor's undivided 0.88055% of the entire 100% undivided interest in the following described Parcels:**

### See Attached Parcels

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 9 DAY OF JULY, 2020.



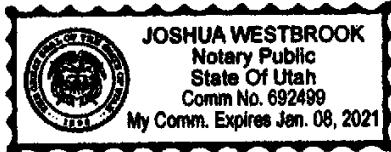
Kent G Frei

STATE OF UTAH )  
:SS  
COUNTY OF WASHINGTON )

ON JULY 9, 2020, PERSONALLY APPEARED BEFORE ME, KENT G FREI, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



NOTARY PUBLIC



*Parcel #1***Property Record Card**

Washington County

**SOUTH FIELD  
PROPERTIES LLC  
RKW HOLDINGS LLC  
R&S TOQUERVILLE LLC  
SOUTHSTREAM  
HOLDINGS LLC  
EASTCREEK HOLDINGS  
LLC  
PARRY SCOTT  
ESPLIN LEE P  
HIGH TORQ LLC  
TOQUERVILLE  
GRANDEUR LLC  
AMERICAN PENSION  
SERVIES INC FBO  
HUNTER DAVID WEBB  
IRA  
AMERICAN PENSION  
SERVIES INC FBO ESPLIN  
LEE P ROTH IRA  
AMERICAN PENSION  
SERVIES INC FBO ESPLIN  
LEE P IRA  
WAGNER WOODROW W  
III & SHERI G  
RD & CT HOLDINGS LLC  
ESPLIN LEE P TR  
CANYON EDGE LLC  
FLINT CREEK LLC  
HUNT MURRAY &  
MARYJO**

**Account: 0107535**

Tax Area: 11 - Toquerville Town

Acres: 358.450

**Parcel: T-100-A**

Situs Address:

Parcel #1 Cont'd

## Property Record Card

Washington County

800 OLD FARM RD  
SANTA CLARA, UT 84765

### Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88\*57'33 W ALG SEC/L 990 FT; TH N88\*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0\*31'01 W ALG C/S/L 1181.26 FT; TH N89\*09'02 W 2667.86 FT; TH N01\*14'12 W 154.91 FT; TH N01\*14'41 W ALG SEC/L 1328.21 FT; TH N0\*56'55 W 1329.87 FT; TH S89\*19'19 E 2696.45 FT; TH S89\*26'54 E 1342.55 FT; TH S0\*17'07 E 1331.92 FT; TH S0\*16'39 E 51.83 FT; TH S51\*0'50 E 1852.69 FT; TH S31\*34'49 E 122 FT; TH S62\*32'31 E 137.68 FT; TH S89\*57'58 E 319 FT; TH N02\*57'54 W 471 FT; TH N15\*26'56 W 338 FT; TH N01\*02'04 E 84 FT; TH N80\*02'11 E 263.90 FT; TH S19\*02'04 W 207 FT; TH S12\*57'56 E 749.37 FT; TH N89\*57'58 W 43.38 FT; TH S35\*41'59 E 803.12 FT; TH S69\*33'01 W 637 FT; TH S48\*53'01 W 210 FT; TH S70\*34'01 W 243 FT; TH S26\*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80\*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00\*07'24" W 1318.79 FT ALG SEC/L & N89\*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00\*00'31" E 15.00 FT; TH S89\*59'29" W 322.66 FT; TH N62\*35'06" W 145.49 FT; TH N31\*37'24" W 123.59 FT; TH N51\*04'24" W 719.83 FT; TH N38\*55'36" E 15.00 FT; TH S51\*04'24" E 722.40 FT; TH S31\*37'24" E 122.00 FT; TH S62\*35'06" E 137.68 FT; TH N89\*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88\*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00\*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66\*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01\*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64\*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78\*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13\*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01\*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10\*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04\*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE NORTWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24\*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89\*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24\*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04\*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10\*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01\*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13\*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78\*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64\*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00\*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING 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 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88\*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59\*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06\*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05\*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84\*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43\*06'43", A DISTANCE OF

*Parcel #1 Cont'd* **Property Record Card**  
Washington County

948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF  $72^{\circ}53'18''$ ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH  $24^{\circ}41'57''$  EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH  $89^{\circ}21'54''$  EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH  $24^{\circ}41'58''$  WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF  $72^{\circ}53'18''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF  $43^{\circ}06'43''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH  $05^{\circ}04'36''$  EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF  $42^{\circ}59'14''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF  $06^{\circ}37'45''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $80^{\circ}13'36''$  EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $12^{\circ}05'50''$  WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH  $03^{\circ}15'23''$  WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH  $16^{\circ}15'19''$  WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH  $42^{\circ}24'25''$  WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH  $36^{\circ}45'33''$  WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH  $32^{\circ}29'18''$  WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH  $18^{\circ}32'12''$  WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH  $02^{\circ}20'34''$  WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH  $09^{\circ}24'02''$  EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH  $02^{\circ}19'53''$  EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH  $01^{\circ}29'34''$  WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH  $12^{\circ}26'24''$  WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH  $29^{\circ}22'31''$  WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH  $30^{\circ}02'48''$  EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH  $01^{\circ}01'47''$  WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH  $08^{\circ}22'01''$  EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH  $51^{\circ}00'50''$  EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH  $08^{\circ}22'01''$  WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH  $01^{\circ}01'47''$  EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH  $30^{\circ}02'48''$  WEST, A DISTANCE OF 103.03 FEET; THENCE SOUTH  $29^{\circ}22'31''$  EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH  $12^{\circ}26'24''$  EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH  $01^{\circ}29'34''$  EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH  $02^{\circ}19'53''$  WEST, A DISTANCE OF 64.62 FEET; THENCE SOUTH  $09^{\circ}24'02''$  WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH  $02^{\circ}20'34''$  EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH  $18^{\circ}32'12''$  EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH  $32^{\circ}29'18''$  EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH  $36^{\circ}49'33''$  EAST, A DISTANCE OF 158.69 FEET; THENCE SOUTH  $42^{\circ}24'25''$  EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH  $16^{\circ}15'19''$  EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH  $03^{\circ}15'23''$  EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH  $12^{\circ}05'50''$  EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH  $80^{\circ}13'36''$  WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $00^{\circ}03'47''$  WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $01^{\circ}31'38''$  EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH  $51^{\circ}00'50''$  WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH  $00^{\circ}17'06''$  WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH  $89^{\circ}21'54''$  WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH  $24^{\circ}41'41''$  EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH  $89^{\circ}21'54''$  EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH  $00^{\circ}17'06''$  EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH  $51^{\circ}00'50''$  EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH  $08^{\circ}22'01''$  WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH  $01^{\circ}01'47''$  EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH  $30^{\circ}02'48''$  WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $00^{\circ}03'47''$  WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $32^{\circ}29'18''$  WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH  $78^{\circ}16'02''$  EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH  $69^{\circ}17'38''$  EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH  $74^{\circ}35'17''$  EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH  $54^{\circ}06'04''$  EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH  $35^{\circ}41'59''$  EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH  $54^{\circ}06'04''$  WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH  $74^{\circ}35'17''$  WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH  $69^{\circ}17'38''$  WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH  $78^{\circ}16'02''$  WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $00^{\circ}03'47''$  WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $67^{\circ}10'23''$  WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH  $76^{\circ}07'58''$  WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH  $72^{\circ}31'20''$  WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH  $84^{\circ}47'20''$  WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH  $60^{\circ}01'02''$  WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF  $02^{\circ}42'20''$ ; THENCE NORTH  $84^{\circ}47'20''$  EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH  $72^{\circ}31'20''$  EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH  $76^{\circ}07'58''$  EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH  $67^{\circ}10'23''$  EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH  $18^{\circ}32'12''$  EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH  $32^{\circ}29'18''$  EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING 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 1677.94 FEET; THENCE NORTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $51^{\circ}43'39''$  WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH  $78^{\circ}29'57''$  EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH  $51^{\circ}43'39''$  EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH  $59^{\circ}43'28''$  WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF  $02^{\circ}31'50''$ , TO THE POB.

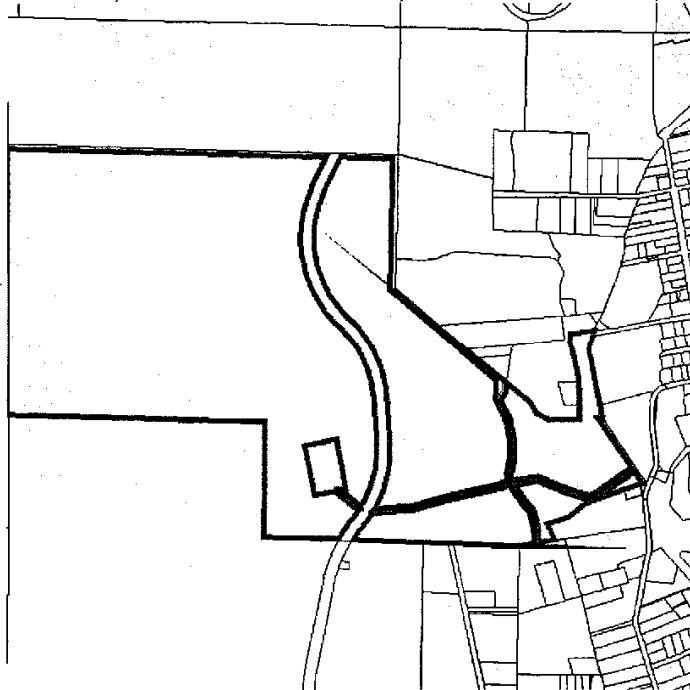
LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE

**Property Record Card***Parcel #1 Cont'd*

Washington County

AND MERIDIAN; THENCE SOUTH 00\*57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89\*21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24\*41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89\*21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00\*55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING 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 1805.47 FEET; THENCE NORTH 00\*00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78\*29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11\*30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78\*29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11\*30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure

**Property Record Card***Parcel # 2*

Washington County

**SOUTH FIELD  
PROPERTIES LLC  
RKW HOLDINGS LLC  
R&S TOQUERVILLE LLC  
SOUTHSTREAM  
HOLDINGS LLC  
EASTCREEK HOLDINGS  
LLC  
PARRY SCOTT  
ESPLIN LEE P  
HIGH TORQ LLC  
TOQUERVILLE  
GRANDEUR LLC  
AMERICAN PENSION  
SERVICES INC FBO  
HUNTER DAVID WEBB  
IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P ROTH IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P IRA  
WAGNER WOODROW W  
III & SHERI G  
RD & CT HOLDINGS LLC  
ESPLIN LEE P TR  
CANYON EDGE LLC  
FLINT CREEK LLC  
HUNT MURRAY &  
MARYJO**

**Account: 0107618**

Tax Area: 11 - Toquerville Town

Acres: 442.870

**Parcel: T-104-A-1**

Situs Address:

## Property Record Card

Parcel #2 Cont'd

Washington County

800 OLD FARM RD  
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01\*14\*28 W ALG SEC/L 1172.92 FT; TH S89\*09'02 E 2667.86 FT TO C/S/L; TH S0\*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88\*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0\*11'20 E 2515.09 FT; TH N88\*50'38 W 1657.75 FT; TH S0\*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88\*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0\*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88\*22'47 W 1324.74 FT; TH N0\*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0\*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0\*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 12.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88\*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00\*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66\*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01\*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64\*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78\*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13\*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01\*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10\*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04\*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24\*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89\*14'52"E, ALONG SAID LINE, 131.50 FEET, THENCE DEPARTING SAID LINE AND RUNNING S24\*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04\*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10\*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01\*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13\*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78\*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64\*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00\*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88\*46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00\*00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83\*48'22"E, 83.91 FEET; THENCE S02\*15'48"E, 75.74 FEET; THENCE N86\*42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03\*17'58"; (RADIUS POINT BEARS S72\*09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

**Property Record Card**

Washington County

*Parcel #3*

**SOUTH FIELD  
PROPERTIES LLC  
RKW HOLDINGS LLC  
R&S TOQUERVILLE LLC  
SOUTHSTREAM  
HOLDINGS LLC  
EASTCREEK HOLDINGS  
LLC  
PARRY SCOTT  
ESPLIN LEE P  
HIGH TORQ LLC  
TOQUERVILLE  
GRANDEUR LLC  
AMERICAN PENSION  
SERVICES INC FBO  
HUNTER DAVID WEBB  
IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P ROTH IRA  
AMERICAN PENSION  
SERVICES INC FBP  
ESPLIN LEE P IRA  
WAGNER WOODROW W  
III & SHERI G  
RD & CT HOLDINGS LLC  
ESPLIN LEE P TR  
CANYON EDGE LLC  
FLINT CREEK LLC  
HUNT MURRAY &  
MARYJO**

**Account: 0108699**

Tax Area: 11 - Toquerville Town

Acres: 652.260

**Parcel: T-182-A**

Situs Address:

## Property Record Card

Parcel #3 Con'td

Washington County

800 OLD FARM RD  
SANTA CLARA, UT 84765

**Legal Description**

S: 15 T: 41S R: 13W S: 10 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0\*11'15 W ALG SEC/L 450.28 FT; TH N89\*52'43 E 1152.37 FT; TH S15\*25'20 E 8.93 FT; TH S26\*10'01 E 125.48 FT; TH S45\*51'49 E 152.20 FT; TH S0\*0'48 E 35.54 FT; TH N66\*44'07 E 4.03 FT; TH S0\*07'15 E ALG I/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0\*10'11 E ALG I/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0\*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89\*19'45 W ALG I/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89\*53'14 W ALG I/16 SEC/L 1937.34 FT; TH S0\*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89\*49'43 E ALG SECL 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0\*02'27 E ALG I/16 SEC/L 821.57 FT; TH S89\*59'06 W 2613.78 FT; TH N0\*03'36 W 820.50 FT; TH N0\*48' W ALG I/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89\*58'57 E ALG I/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0\*59'21 W ALG C/S/L 3897.11 FT TO NI/4 COR SEC 15; TH N0\*20'24 W ALG C/S/L 2811.01 FT; TH S88\*50'38 E 1657.75 FT; TH S0\*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88\*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0\*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0\*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89\*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80\*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88\*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00\*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66\*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01\*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64\*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78\*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13\*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET, THENCE N01\*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10\*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04\*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24\*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND. THENCE S89\*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24\*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72\*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43\*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04\*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42\*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27\*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10\*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12\*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01\*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33\*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21\*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13\*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65\*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78\*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40\*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27\*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64\*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00\*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Parcel #3 Con'td

## Property Record Card

Washington County

**SOUTH FIELD  
PROPERTIES LLC  
RKW HOLDINGS LLC  
R&S TOQUERVILLE LLC  
SOUTHSTREAM  
HOLDINGS LLC  
EASTCREEK HOLDINGS  
LLC  
PARRY SCOTT  
ESPLIN LEE P  
HIGH TORQ LLC  
TOQUERVILLE  
GRANDEUR LLC  
AMERICAN PENSION  
SERVICES INC FBO  
HUNTER DAVID WEBB  
IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P ROTH IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P IRA  
WAGNER WOODROW W  
III & SHERI G  
RD & CT HOLDINGS LLC  
ESPLIN LEE P TR  
CANYON EDGE LLC  
FLINT CREEK LLC  
HUNT MURRAY &  
MARYJO**

**Account: 0746258  
Tax Area: 11 - Toquerville Town  
Acres: 49.260**

**Parcel: T-3295-B  
Situs Address:**

## Property Record Card

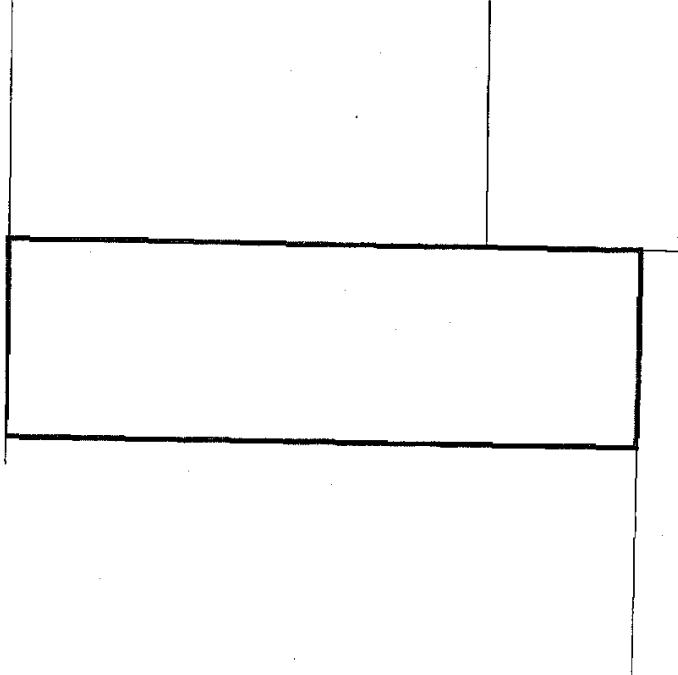
Washington County

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800 OLD FARM RD  
SANTA CLARA, UT 84765

### Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W



### Transfer History

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037632	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed
20110019325	Jun 24, 2011	Warranty Deed
20110019326	Jun 24, 2011	Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution

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*Parcel #4*

## Property Record Card

Washington County

**SOUTH FIELDS  
PROPERTIES LLC  
RKW HOLDINGS LLC  
R&S TOQUERVILLE LLC  
SOUTHSTREAM  
HOLDINGS LLC  
EASTCREEK HOLDINGS  
LLC  
PARRY SCOTT  
ESPLIN LEE P  
HIGH TORQ LLC  
TOQUERVILLE  
GRANDEUR LLC  
AMERICAN PENSION  
SERVICES INC FBO  
HUNTER DAVID WEBB  
IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P ROTH IRA  
AMERICAN PENSION  
SERVICES INC FBO  
ESPLIN LEE P IRA  
WAGNER WOODROW W  
III & SHERI G  
RD & CT HOLDINGS LLC  
ESPLIN LEE P TR  
CANYON EDGE LLC  
FLINT CREEK LLC  
HUNT MURRAY &  
MARYJO  
C/O: DOUG WESTBROOK**

**Account: 0746241  
Tax Area: 11 - Toquerville Town  
Acres: 200.660**

**Parcel: T-3295-A-1  
Situs Address:**

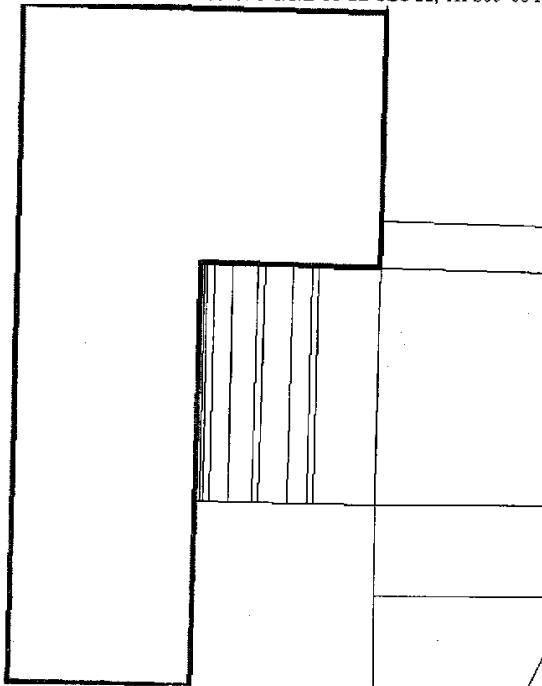
**Property Record Card***Parcel #4 Con'td*

Washington County

800 N OLD FARM RD  
SANTA CLARA, UT 84765

**Legal Description**

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89\*54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00\*05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00\*05'46" W 2218.63 FT; TH N89\*59'06" E 2613.52 FT; TH S00\*01'22" E 1820.79 FT; TH N89\*36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00\*08'13" W ALG SD C/S/L 3041.64 FT TO POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed