

Warranty Deed Page 1 of 4  
Russell Shirts Washington County Recorder  
07/16/2020 11:48:26 AM Fee \$40.00 By REAL  
ADVANTAGE TITLE INSURANCE AGENCY, LLC



Send Tax Statements To:

Grantee  
541 W 500 S  
Bountiful UT 84010

---

## **WARRANTY DEED**

File #: 192607SH

Tax Parcel No.: Part of H-3-1-33-1444; H-3-1-33-11401; H-PNTS-1-1; H-PNTS-1-2; H-PNTS-1-3;  
H-PNTS-1-4; H-PNTS-1-5; H-PNTS-1-6; H-PNTS-1-7

MB-Painted Sands, LLC, a Utah Limited Liability Company

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Victoria Cross, LLC, a Utah limited liability company

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: Vacant Land, Hurricane, UT 84737

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Escrow File No: 192607SH

**EXHIBIT "A"**

ALL OF LOTS 1, 2, 3, 4, 5, 6 and 7, PAINTED SANDS PHASE 1 SUBDIVISION, according to the official plat thereof, on file in the office of the Recorder, Washington County, State of Utah

Escrow File No: 192607SH

EXHIBIT "A"

PARCEL 6

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13  
WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 190.03  
FEET AND S01°01'44"W 120.32 FEET FROM THE NORTH QUARTER CORNER OF SAID  
SECTION 33; THENCE S88°03'34"E 305.25 FEET; THENCE S05°55'58"E 95.14 FEET; THENCE  
S06°57'43"E 45.01 FEET; THENCE S05°55'58"E 110.00 FEET; THENCE S84°04'50"W 211.17 FEET;  
THENCE N58°16'05"W 114.61 FEET; THENCE N16°33'00"W 110.59 FEET; THENCE N03°38'42"E  
114.77 FEET TO THE POINT OF BEGINNING.  
CONTAINING 80,834 SQUARE FEET OR 1.856 ACRES MORE OR LESS.

PARCEL 7

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13  
WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 920.48  
FEET AND S01°01'44"W 60.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION  
33; THENCE N84°23'04"E 109.52 FEET; THENCE ALONG A TANGENT CURVE TURNING TO  
THE RIGHT WITH A RADIUS OF 1512.50 FEET, AN ARC LENGTH OF 88.24 FEET, A DELTA  
ANGLE OF 03°20'33", A CHORD BEARING OF N86°03'21"E, AND A CHORD LENGTH OF 88.22  
FEET; THENCE S88°58'14"E 202.32 FEET; THENCE S00°52'54"W 463.40 FEET; THENCE  
N88°58'16"W 82.31 FEET; THENCE N85°16'33"W 101.01 FEET; THENCE N88°14'35"W 354.10  
FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS  
OF 270.00 FEET, AN ARC LENGTH OF 47.11 FEET, A DELTA ANGLE OF 09°59'52", A CHORD  
BEARING OF N15°54'50"E, AND A CHORD LENGTH OF 47.05 FEET; THENCE N20°54'46"E  
310.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS  
OF 329.85 FEET, AN ARC LENGTH OF 96.56 FEET, A DELTA ANGLE OF 16°46'24", A CHORD  
BEARING OF N12°31'48"E, AND A CHORD LENGTH OF 96.22 FEET TO THE POINT OF  
BEGINNING.  
CONTAINING 209,154 SQUARE FEET OR 4.802 ACRES MORE OR LESS.

Witness, the hand of said Grantor, this 15<sup>th</sup> day of July, 2020

MB-Painted Sands, LLC, a Utah Limited Liability Company

By: Scott Heagy  
Scott Heagy, Manager

STATE OF UT

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2020, by Scott Heagy, Manager for MB-Painted Sands, LLC, a Utah Limited Liability Company, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same on behalf of said company with full authorization.

Richard B. Miller  
Notary Public

