

12  
2-15

WHEN RECORDED MAIL TO:  
River Fay LLC  
C/O RD & CT Holdings, LLC  
2565 W Crestview Dr  
Santa Clara, UT 84765

**DOC # 20200058638**

Warranty Deed Page 1 of 13  
Russell Shirts Washington County Recorder  
10/20/2020 12:45:38 PM Fee \$ 70.00  
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY  
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-19-31C  
MAIL TAX NOTICE TO: SAME AS ABOVE

## WARRANTY DEED

**Lee P Esplin**

GRANTOR(S)

OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH  
HEREBY CONVEY AND WARRANT TO

**River Fay, LLC, a Utah Limited Liability Company**

GRANTEE(S)

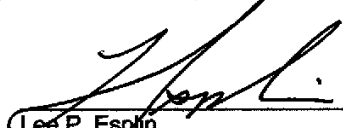
OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

**An undivided 1.281714% interest of the entire 100% interest in the following described property:**

**See Attached Exhibit "A"**

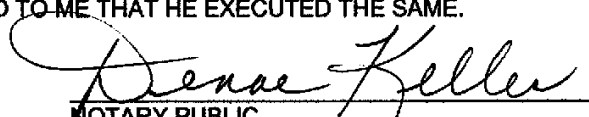
TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

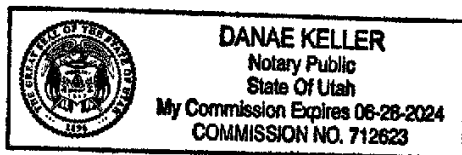
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 14 DAY OF OCTOBER, 2020.

  
\_\_\_\_\_  
Lee P. Esplin

STATE OF UTAH )  
                              :SS  
COUNTY OF WASHINGTON )

ON OCTOBER 14, 2020. PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY PUBLIC



*Parcel #1*

**Property Record Card**  
Washington County

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**SOUTH FIELD  
PROPERTIES 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  
FREI KENT G & ROBBIN J  
TRS  
CHRISTENSEN LAEL**

**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 RECORDERS 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: 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

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

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 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'43", A DISTANCE OF 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°53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24°41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24°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°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°06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05°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°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°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°13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°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°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°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°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°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°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°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°17'06" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°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°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERLY 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°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°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°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°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°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°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°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°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°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°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A

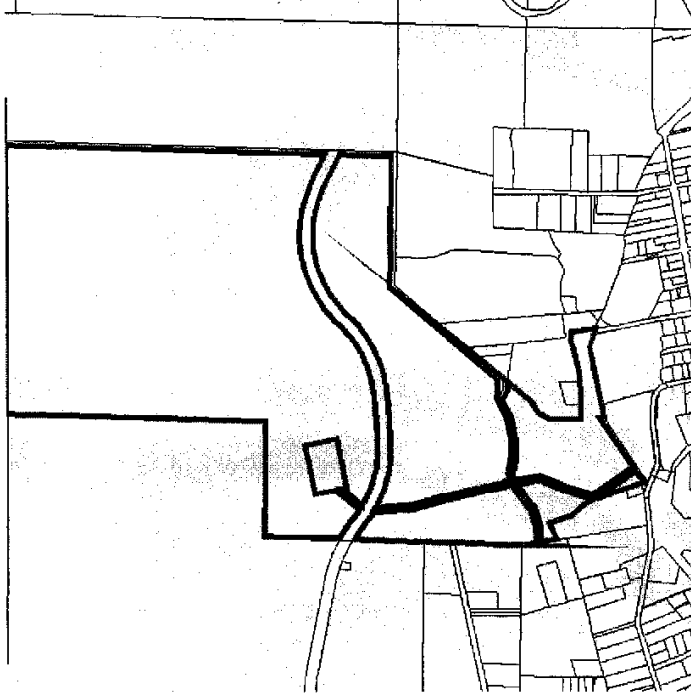
Parcel #1 Cont'd

**Property Record Card**  
Washington County

CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE 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
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
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

## Property Record Card

Washington County

*Parcel #2*

SOUTH FIELD  
PROPERTIES 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  
FREI KENT G & ROBBIN J  
TRS  
CHRISTENSEN LAEL

**Account: 0107618**  
Tax Area: 11 - Toquerville Town  
Acres: 442.870

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

*Parcel #2 Cont'd* **Property Record Card**  
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, 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 RECORDERS 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.

*Parcel #3*

## Property Record Card

Washington County

**SOUTH FIELD  
PROPERTIES 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  
FREI KENT G & ROBBIN J  
TRS  
CHRISTENSEN LAEL**

**Account: 0108699**  
Tax Area: 11 - Toquerville Town  
Acres: 652.260

**Parcel: T-182-A**  
Situa Address:



*Parcel #3 Cont'd* **Property Record Card**  
Washington County

800 OLD FARM RD  
SANTA CLARA, UT 84765

**Legal Description**

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 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 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0°10'11" E ALG 1/16 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 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89°53'14" W ALG 1/16 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 SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0°02'27" E ALG 1/16 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 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89°58'57" E ALG 1/16 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 N1/4 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 RECORDERS 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  
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  
FREI KENT G & ROBBIN J  
TRS  
CHRISTENSEN LAEL**

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

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

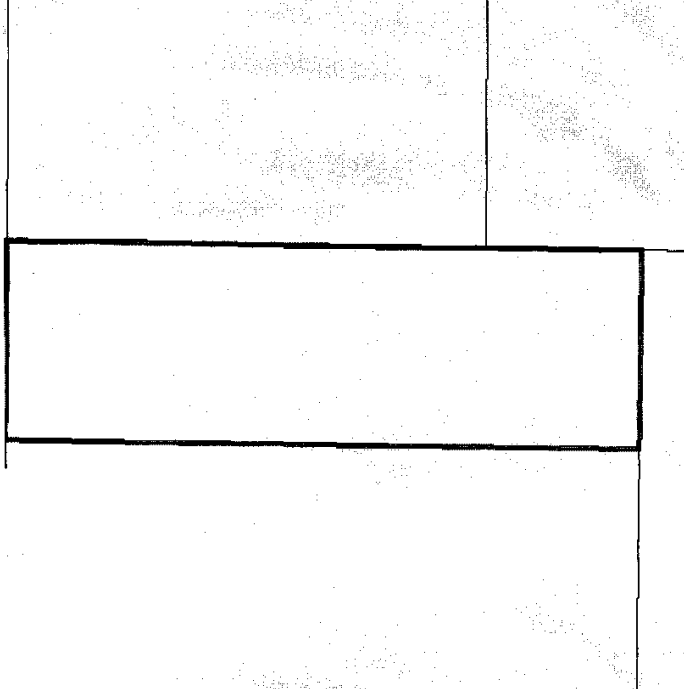
Parcel #3 Con'td

**Property Record Card**  
Washington County

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
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
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
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed

*Parcel #4*

## Property Record Card

Washington County

SOUTH FIELDS  
PROPERTIES 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  
FREI KENT G & ROBBIN J  
TRS  
CHRISTENSEN LAEL  
C/O: DOUG WESTBROOK

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

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

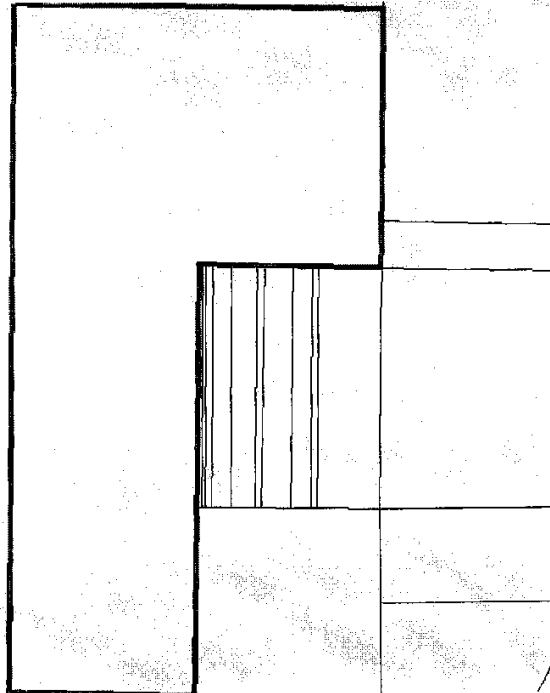
Parcel #4 Cont'd

**Property Record Card**  
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
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
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