

Quit Claim Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
10/18/2021 10:42:26 AM Fee \$40.00 By  
PROSPECT TITLE INSURANCE



Order No. Courtesy

---

## QUIT-CLAIM DEED

**Unified Business Alliance, LLC**

Grantor of 240 North 1200 East Suite 201 Lehi, UT 84043 State of Utah,  
hereby QUIT-CLAIM to

**URE Fund 1 – Ascesa Court, LLC, a Utah Limited Liability Company**

Grantee of 240 North 1200 East Suite 201 Lehi, UT 84043

for the sum of Ten Dollars and other good and Valuable considerations  
the following described tract(s) of land in Washington County, State of Utah;

**See attached for Exhibit “A”**

SUBJECT TO easements, rights of way and restrictions of record.

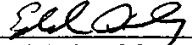
TAX SERIAL NO. Property 1:

SG-6-2-28-2110

Witness the hand of said grantor, this 15<sup>th</sup> day of October, 2021.

Grantor:

Unified Business Alliance, LLC, a Delaware Limited Liability Company

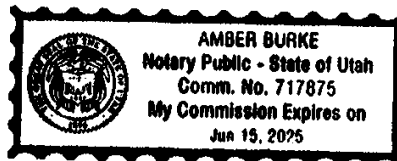
By:   
Edward Axley, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 15 day of October, 2021, personally appeared Edward Axley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of Unified Business Alliance, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public



Tax I.D. No. SG-6-2-28-2110

**EXHIBIT "A"**

Beginning at a point on the northerly line of Sentieri Vista Drive, said point being South 88°32'57" East 1,405.14 feet along the center section line and South 148.88 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 30°38'48" East 170.50 feet; thence North 30°38'48" East 144.68 feet; thence North 25°29'21" East 343.90 feet; thence North 18°04'17" East 211.20 feet; thence North 62°20'01" East 322.38 feet; thence North 24°14'55" East 259.23 feet to the southwesterly line of Plantations Drive; thence southerly the following (4) courses along said southwesterly line of Plantations Drive; thence Southeast 428.73 feet along an arc of a 695.00 foot radius curve to the right (center bears South 47°51'39" West, long chord bears South 24°28'02" East 421.96 feet with a central angle of 35°20'39"); thence South 01°19'54" West 90.37 feet; thence South 06°16'51" East 40.38 feet; thence South 140.26 feet along an arc of a 1,207.00 foot radius curve to the left (center bears North 83°43'09" East, long chord bears South 09°36'36" East 140.18 feet with a central angle of 06°39'29") to the northwesterly line of Divario Canyon Drive; thence southwesterly the following (3) courses along said Divario Canyon Drive; thence Southwest 45.28 feet along an arc of a 30.00 foot radius curve to the right (center bears South 77°03'40" West, long chord bears South 30°17'45" West 41.10 feet with a central angle of 86°28'10"); thence Southwest 830.24 feet along an arc of a 963.00 foot radius curve to the left (center bears South 16°28'10" East, long chord bears South 48°49'55" West 804.77 feet with a central angle of 49°23'50"); thence South 24°08'00" West 144.26 feet to the northeasterly line of said Sentieri Vista Drive; thence northwesterly the following (5) courses along the northerly line of said Sentieri Vista Drive; thence West 39.27 feet along an arc of a 25.00 foot radius curve to the right (center bears North 65°52'00" West, long chord bears South 69°08'00" West 35.36 feet with a central angle of 90°00'00"); thence North 65°52'00" West 48.52 feet; thence Northwest 101.51 feet along an arc of a 280.00 foot radius curve to the right (center bears North 24°08'00" East, long chord bears North 55°28'53" West 100.95 feet with a central angle of 20°46'15"); thence North 45°05'45" West 121.84 feet; thence Northwest 46.13 feet along an arc of a 440.00 foot radius curve to the left (center bears South 44°54'15" West, long chord bears North 48°05'58" West 46.11 feet with a central angle of 06°00'26") to the Point of Beginning.

"Boundary Description for PA-17"(Labeled as such for reference purposes only)