

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
06/24/2022 10:40:24 AM Fee \$40.00 By SNOW
JENSEN & REECE

Recorded at request of:

Edward A. Spilsbury
569 North 500 West
St. George, UT 84770

Return recorded deed and mail tax notice to:

The Edward A. and Vivian N. Spilsbury Revocable Trust Dated June 23, 2022
c/o Edward and Vivian Spilsbury
569 North 500 West
St. George, UT 84770

Tax I.D. No. 1021-B-HV

WARRANTY DEED

Edward A. Spilsbury, of Washington County, State of Utah, Grantor, hereby CONVEYS and WARRANTS all right, title, and interest which Grantor has to Edward A. Spilsbury and Vivian N. Spilsbury, Trustees of the Edward A. and Vivian N. Spilsbury Revocable Trust Dated June 23, 2022, Grantee, with an address of 569 North 500 West, St. George, Washington County, State of Utah, for the sum of TEN DOLLARS, (\$10.00) and other good and valuable consideration, the following described property located in Washington County:

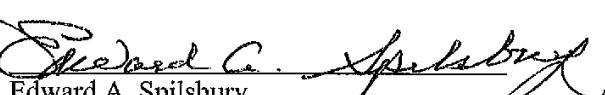
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

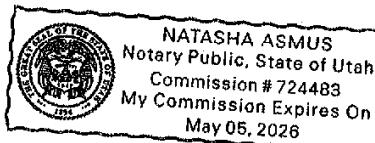
WITNESS the hand of said Grantor, this 23rd day of June 2022.

EDWARD A. SPILSBURY


Edward A. Spilsbury

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the 23rd day of June 2022, personally appeared before me Edward A. Spilsbury, who is personally known to me to be the signer of the foregoing instrument, who duly acknowledged before me that he executed the same.



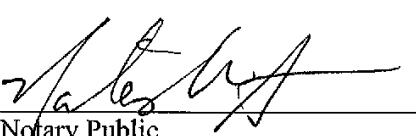

Natasha Asmus
Notary Public

EXHIBIT "A"

S: 26 T: 38S R: 11W

BEGINNING AT A POINT BEING NORTH 00°04'20" EAST 543.22 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 940.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 45°04'46" WEST 198.37 FEET; THENCE NORTHWESTERLY 73.80 FEET ALONG AN ARC OF A 800.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 44°50'14" WEST LONG CHORD BEARS NORTH 47°48'20" WEST 73.77 FEET WFTH A CENTRAL ANGLE OF 05°17'08");

THENCE NORTH 50°26'54" WEST 382.05 FEET;

THENCE NORTHWESTERLY 179.01 FEET ALONG ON ARC OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 39°33'06" EAST LONG CHORD BEARS NORTH 35°21'55" WEST 176.95 FEET WITH A CENTRAL ANGLE OF 30°09'58");

THENCE NORTH 20°16'56" WEST 1,059.30 FEET;

THENCE NORtherly 156.50 FEET ALONG AN ARC OF A 2,200.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 69°43'04" WEST LONG CHORD BEARS NORTH 22°19'13" WEST 156.47 FEET WITH A CENTRAL ANGLE OF 04°04'33");

THENCE NORTH 24°21'29" WEST 843.85 FEET;

THENCE NORtherly 49.02 FEET ALONG ON ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 65°38'31" EAST LONG CHORD BEARS NORTH 10°18'55" WEST 48.53 FEET WITH A CENTRAL ANGLE OF 28°05'09");

THENCE NORTH 03°43'41" EAST 333.75 FEET;

THENCE NORtherly 55.22 FEET ALONG AN ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°16'19" EAST LONG CHORD BEARS NORTH 14°38'19" EAST 54.89 FEET WITH A CENTRAL ANGLE OF 21°49'16");

THENCE NORtherly 146.84 FEET ALONG AN ARC OF A 147.43 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 64°58'30" WEST LONG CHORD BEARS NORTH 03°30'33" WEST 140.85 FEET WITH A CENTRAL ANGLE OF 57°04'05");

THENCE NORTH 32°34'03" WEST 35.25 FEET;
THENCE NORTH 58°20'45" EAST 427.13 FEET;
THENCE SOUTH 25°04'17" EAST 1,085.40 FEET;
THENCE SOUTH 09°00'00" EAST 1,242.42 FEET;
THENCE SOUTH 53°15'00" EAST 437.91 FEET;
THENCE SOUTH 00°04'20" WEST 840.17 FEET TO THE POINT OF BEGINNING, TOG W/
EASEMENT

CONTAINING 1,742,408 SQUARE FEET OR 40.000 ACRES.

A 25 FOOT ACCESS EASEMENT THE CENTERLINE DESCRIPTION WITH 12.50 FEET
ON BOTH SIDES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 00°04'20" EAST 821.60 FEET ALONG THE
SECTION LINE AND NORTH 89°55'40" WEST 1,198.11 FEET FROM THE SOUTHEAST
CORNER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 11 WEST, SALT LAKE BASE
& MERIDIAN, AND RUNNING;

THENCE NORTH 35°14'52" WEST 81.31 FEET;
THENCE NORTH 05°13'05 WEST 177.17 FEET;
THENCE NORTH 34°50'18" EAST 155.22 FEET;
THENCE NORTH 78°29'23" EAST 287.22 FEET;
THENCE NORTH 41°16'32" EAST 211.52 FEET;
THENCE NORTH 89°05'29" EAST 37.65 FEET;
THENCE SOUTH 55°46'29" EAST 67.93 FEET;
THENCE SOUTH 21°24'37" EAST 62.20 FEET;
THENCE SOUTH 10°09'31" EAST 74.83 FEET;
THENCE SOUTH 34°00'01" EAST 66.25 FEET;
THENCE SOUTH 52°51'36" EAST 46.48 FEET;
THENCE SOUTH 83°25'26" EAST 31.28 FEET;
THENCE NORTH 80°55'40" EAST 44.65 FEET;
THENCE NORTH 01°01'46" WEST 290.83 FEET;
THENCE NORTH 34°14'17" WEST 157.14 FEET;
THENCE NORTH 21°24'51" WEST 65.85 FEET;
THENCE NORTH 00°54'04" EAST 522.58 FEET;
THENCE NORTH 20°08'51" WEST 499.39 FEET;
THENCE NORTH 35°56'33" WEST 195.16 FEET;
THENCE NORTH 05°36'41" EAST 260.87 FEET TO THE POINT OF ENDING