

Corrected Warranty Page 1 of 5
Gary Christensen Washington County Recorder
02/07/2023 11:07:01 AM Fee \$42.00 By FIDELITY
NATIONAL TITLE AGENCY OF UTAH, LLC - 8899
S 700 E STE 100 UT 84070

Mail tax notice and
WHEN RECORDED MAIL TO:
Guadalajara Grill
1688 S Convention Center Drive
ST George UT 84790

**CORRECTED
SPECIAL
WARRANTY DEED**

*****see note below*****

Miguel Perez and Sharon Perez

Grantor,
City of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to
Guadalajara Grill Inc., A Utah Corporation

Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in
Washington County, State of UTAH, to-wit

"See Attached Exhibit "A"

Tax Serial No. SG-5-3-6-4421-ERD
LV-42-A-3
LV-42-A-2-C
LV-42-A-2-2
LV-42-E
LV-42-A-2-1
LC-168-B

More commonly known as:
1688 South Convention Center Drive, Saint George, Utah 84790
5230 South State Street, La Verkin, Utah 84745

Subject to property taxes for the year 2021 and subsequent years; covenants, conditions, restrictions and
easements apparent or of record; all applicable zoning laws and ordinances.

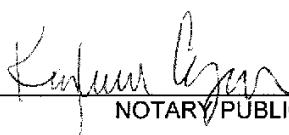
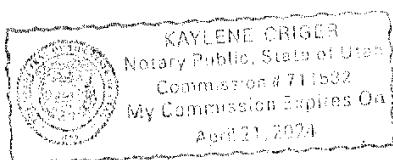
*****Note This Deed is being Recorded to Correct that Certain Special Warranty Deed Recorded 12/22/22
entry No. 20220054013- wherein Miguel name was spelled incorrect and to add Miguel Perez Last Name
to the Notary Acknowledgement*****

WITNESS the hand of said grantor, this 1st day of February 2023.


Miguel Perez
Sharon Perez

STATE OF UTAH)
COUNTY OF Washington)
ss

On the 1st day of February ²⁰²³, 2020, personally appeared before
me Miguel Perez and Sharon Perez who being duly sworn, did say, that he/she, is the same.



NOTARY PUBLIC

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SCHEDULE A

The Land referred to herein below is situated in the County of Washington, State of Utah, to wit

For APN/Parcel ID(s): SG-5-3-6-4421-ERD

Parcel 1:

Address: 1688 South Convention Center Drive, Saint George, UT 84790

Beginning at the Northwest Corner of Section 6, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence running thence North 89°28'23" East 958.15 feet along the Section line and South 00°31'37" East 591.18 feet to the true point of beginning said true point of beginning being on the West right of way line of Convention Center Drive, a 66.00 foot right of way; thence along said right of way line South 21°11'37" West 129.86 feet to a point of curvature with a 1333.00 foot radius curve to the left; thence 41.89 feet along the arc of said curve through a central angle of 1°48'02"; thence leaving said right of way North 78°52'05" West 229.42 feet to the East non access line of Interstate 15; thence North 11°07'54" East 166.06 feet to a right of way monument; thence North 18°53'31" East 48.36 feet; thence South 68°48'23" East 256.19 feet to the point of Beginning.

For APN/Parcel ID(s): LV-42-A-3, LV-42-A-2-C, LV-42-A-2-2, LV-42-E, LV-42-A-2-1 and LV-168-B

Parcels 2-7 Plat Map

Parcel 2:

Address: 520 S. State St. La Verkin, UT 84745

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 0°23'03" East along the 1/16 line, 744.69 feet to a point on the LaVerkin City Limits and the thread of the river; thence North 67°52'36" West along said LaVerkin City Limits and the thread of the river 688.49 feet; thence continuing along said LaVerkin City Limits and the thread of the river, North 41°51'15" West, 467.98 feet; thence continuing along said LaVerkin City Limits and the thread of the river, North 24°10'09" East, 163.02 feet to a point on the North line of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of said Section 26; thence South 89°42'28" East along said North line 859.80 feet to the point of Beginning.

Parcel 3:

Address: 520 S. State St. La Verkin, UT 84745

Beginning at a point North 89°57'10" West along the Quarter Section Line, 1081.74 feet from the East Quarter Corner of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 65°40'16" East 130.15 feet; thence South 21°08'44" West 102.14 feet; thence North 77°41'48" West 185.000 feet; thence North 12°04'44" East 112.00 feet to a point on the Quarter Section Line; thence South 89°57'10" East, along the Quarter Section Line, 75.56 feet to the point of Beginning.

Said parcel was previously described on various recorded documents as:

Beginning at the Northeast corner of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence South 2652.4 feet, West 734.3 feet parallel to the North line of said Section 26, to State Highway Engineer's Station 518+53; thence continuing West approximately 70.0 feet, to a point 10.0 feet West of the West line of said State Highway; thence South 21°04' West paralleling said State Highway 60.0 feet, to the true point of beginning, and from said true point of beginning, running thence South 21°04' West parallel with said State Highway 100.0 feet; thence approximately North 77°30' West 185.0 feet; thence approximately North 12° East 112.0 feet, more or less, to the North line of the NE 1/4 SE 1/4 of said Section 26; thence East on the North line of said NE 1/4 SE 1/4, a distance of 68.0 feet; thence approximately South 65°45' East 138.0 feet, more or less, to the true point of beginning, being a part of the NE 1/4 SE 1/4 of said Section 26.

