

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder
 05/03/2023 09:33:48 AM Fee \$40.00 By KURT A.
 JOHNSON, ESQ., P.C.

**MAIL TAX NOTICE TO AND
 WHEN RECORDED MAIL TO:**

JOHN D. HOPKINS and
 ELLEN M. LEWIS, Trustees
 1945 West Rising Sun Drive
 Saint George, UT 84770

WARRANTY DEED

JOHN D. HOPKINS and ELLEN M. LEWIS, as Joint Tenants, of Saint George, County of Washington, State of Utah, as GRANTORS, hereby

CONVEY AND WARRANT to

JOHN D. HOPKINS and ELLEN M. LEWIS, Trustees of the HOPKINS LEWIS TRUST, dated March 20, 2023, as GRANTEES, of 1945 West Rising Sun Drive, Saint George, UT 84770, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Washington County, State of Utah:

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 hands of said GRANTORS this 20th day of March, 2023.


 JOHN D. HOPKINS


 ELLEN M. LEWIS

STATE OF UTAH)

ss.

COUNTY OF WASHINGTON)

On this 20th day of March, 2023, personally appeared before me JOHN D. HOPKINS and ELLEN M. LEWIS, the signers of the foregoing WARRANTY DEED, who duly acknowledged to me that they executed the same.


 Notary Public



EXHIBIT "A"

Parcel I:

All of Lot 202, THE LEDGES OF ST GEORGE - PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel II:

An Easement for ingress and egress more particularly described as follows:

An Easement for ingress and egress more particularly described as follows: Beginning at a point being South 88°49'15" East along the section line 863.13 feet and South 01°10'45" West 781.27 feet from the Northwest corner of Section 26, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 16°39'35" East 58.10 feet to a point on a 5.00 foot radius curve to the left; thence 4.42 feet along said curve through a central angle of 50°42'05" (chord bears South 42°00'37" East 4.28 feet) to a point on a 172.00 foot radius curve to the right; thence 158.99 feet along said curve through a central angle of 52°57'45" (chord bears South 40°52'47" East 153.39 feet) to a point on a 5.00 foot radius curve to the left; thence 4.61 feet along said curve through a central angle of 52°49'09" (chord bears South 40°48'30" East 4.45 feet); thence South 67°13'04" East 14.64 feet; thence South 14°12'28" West 152.87 feet; thence North 87°27'32" West 17.10 feet to a point on a 10.00 foot radius curve to the left; thence 8.63 feet along said curve through a central angle of 49°26'54" (chord bears South 67°49'01" West 8.37 feet) to a point on a 113.00 foot radius curve to the right; thence 49.24 feet along said curve through a central angle of 24°57'53" (chord bears South 55°34'30" West 48.85 feet) to a point on a 100.00 foot radius curve to the left; thence 31.59 feet along said curve through a central angle of 18°05'52" (chord bears South 59°00'31" West 31.46 feet) to a point on a 5.00 foot radius curve to the right; thence 2.66 feet along said curve through a central angle of 30°29'01" (chord bears South 65°12'05" West 2.63 feet); thence South 80°26'36" West 29.66 feet; thence South 60°37'33" West 5.07 feet; thence South 06°39'31" West 36.90 feet; thence North 18°41'51" West 888.12 feet to a point on a 455.00 foot radius curve to the left; thence 102.47 feet along said curve through a central angle of 12°54'12" (chord bears South 33°59'46" East 102.25 feet); thence South 40°26'52" East 208.62 feet to a point on a 395.00 foot radius curve to the right; thence 203.84 feet along said curve through a central angle of 29°34'01" (chord bears South 25°39'52" East 201.58 feet); thence North 79°07'09" East 39.21 feet to the point of beginning. (Proposed Ledges of St. George -Access Parcel No. 32 - numbered as such for reference purposes only).

EXHIBIT "A" Continued

Parcel III:

An Easement for ingress and egress more particularly described as follows:

Beginning at a point being North 88°40'34" West 1300.19 feet and South 724.39 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian to the real point of beginning; thence South 61°33'28" East 155.43 feet; thence South 26°27'40" West 22.36 feet; thence South 63°32'20" East 137.54 feet to a point of curvature of a 340.00 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 143.84 feet and a central angle 24°14'23" and a chord that bears South 51°25'08" East a distance of 142.77 feet to a point of curvature of a 280.00 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 262.92 feet and a central angle of 53°48'03" and a chord that bears South 66°11'58" East a distance of 253.37 feet; thence North 79°05'35" East 81.60 feet; thence North 82°48'26" East 3.06 feet; to a point of curvature of a 786.00 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 141.87 feet and a central angle of 10°20'29" and a chord that bears North 87°58'40" East a distance of 141.68 feet; thence South 86°51'05" East 191.89 feet; thence North 83°41'53" East 85.26 feet; thence South 86°51'05" East 218.56 feet to a point of curvature of a 400.00 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 84.72 feet and a central angle of 12°08'09" and a chord that bears South 80°47'00" East a distance of 84.57 feet to a point of curvature of a 400.00 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 39.85 feet and a central angle of 05°42'31" and a chord that bears South 71°51'40" East a distance of 39.84 feet; thence South 69°00'25" East 76.91 feet; thence South 21°00'18" West 100.00 feet; thence North 69°00'25" West 76.89 feet to a point of curvature of a 300.00 foot radius curve to the left; thence along the arc of said curve having a distance of 29.89 feet and a central angle of 05°42'31" and a chord that bears North 71°51'40" West a distance of 29.88 feet to a point of curvature of a 300.00 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 63.54 feet and a central angle of 12°08'09" and a chord that bears North 80°47'00" West a distance of 63.42 feet; thence North 86°51'05" West 218.56 feet; thence North 73°36'11" West 87.27 feet; thence North 86°51'05" West 191.04 feet to a point of curvature of a 720.00 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 129.95 feet and a central angle of 10°20'29" and a chord that bears South 87°58'40" West a distance of 129.78 feet; thence South 82°48'26" West 4.43 feet; thence South 83°12'03" West 79.32 feet; to a point of curvature of a 340.00 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 324.29 feet and a central angle of 54°38'54" and a chord that bears North 66°37'24" West a distance of 312.14 feet to a point of curvature of a 280.00 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 118.46 feet and a central angle of 24°14'23" and a chord that bears North 51°25'08" West a distance of 117.58 feet; thence North 63°32'20" West 396.18 feet to a point of curvature of a 149.32 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 50.22 feet and a central angle of 19°16'08" and a chord that

EXHIBIT "A" Continued

bears North 67°37'35" West a distance of 49.98 feet; thence North 12°44'21" East 50.63 feet to a point of curvature of a 199.48 foot radius tangent curve to the right; thence along the arc of said curve having a distance of 5.79 feet and a central angle of 01°39'45" and a chord that bears South 84°57'07" East a distance of 5.79 feet; thence North 05°52'46" East 16.98 feet; thence South 67°35'54" East 125.38 feet to a point of curvature of a 15.00 foot radius non-tangent curve to the right; thence along the arc of said curve having a distance of 21.05 feet; and a central angle of 80°25'19" and a chord that bears South 76°15'00" West a distance of 19.37 feet; thence South 26°27'40" West 30.00 feet; thence South 63°32'20" East a 70.04 feet; thence North 26°27'40" East 30.00 feet to a point of curvature of a 15.00 foot radius non-tangent curve to the right; thence along the arc of said curve having a distance of 24.08 feet and a central angle of 91°58'52" and a chord that bears North 17°32'54" West a distance of 21.58 feet; thence North 28°26'32" East 12.22 feet to the point of beginning. (Proposed "The Ledges of St. George - Phase 2 - Private access roadway").

TAX ID#: SG-LOSG-2-202

More commonly known as: 1945 West Rising Sun Drive, Saint George, UT 84770