

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:

Desert Flower Development LLC
3487 S. Bloomfield Dr.
Washington UT 84780

WARRANTY DEED

File No.: 061591
APN: W-21234

Stephen E Howcroft aka Stephen Howcroft,

Grantor(s), of , County, State of , hereby convey(s) and warrant(s) to

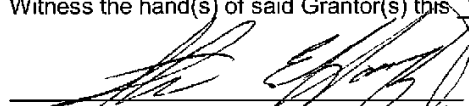
Desert Flower Development, LLC,

Grantee(s), of Washington, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 27 day of September 2023


Stephen E Howcroft aka Stephen Howcroft

STATE OF UTAH)

:ss)
COUNTY OF Washington)

The foregoing instrument was acknowledged before me the 27 day of September, 2023 by Stephen E Howcroft aka Stephen Howcroft.

Notary Public

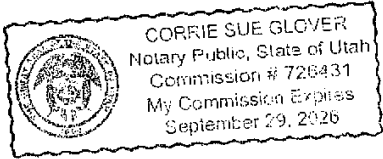


EXHIBIT "A"

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BELLA VISTA DRIVE AS SHOWN ON ROAD DEDICATION PLAT DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, BEING N 1°05'22" E 660.73 FEET ALONG THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 604.31 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°42'48" W 405.73 FEET; THENCE N 0°17'01" W 45.19 FEET, THENCE S 89°42'59" W 77.25 FEET; THENCE N 1°30'25" E 75.32 FEET; THENCE S 88°29'35" E 74.93 FEET; THENCE N 0°17'01" W 31.87 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF DESERT FLOWER PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 89°42'48" E 398.60 FEET ALONG SAID BOUNDARY, TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF BELLA VISTA DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 0°17'12" E 4.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 0°17'12" E, (2) THENCE ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (3) THENCE S 1°12'10" W 31.99 FEET, TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 90.41 FEET THROUGH A CENTRAL ANGLE OF 18°50'11", TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF DESERT FLOWER PHASE 2.

Situated in Washington County, State of Utah

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