

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

11/08/2023 01:24:54 PM Fee \$40.00 By

PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance  
Agency, LLC  
103571-23

Mail Property Tax Notice to:  
1245 Brickyard Road Ste. 250  
SALT LAKE CITY, UT 84106

Space Above This Line for Recorder's Use

### WARRANTY DEED

GRANTOR(S) Miller Bates, LLC, a Utah limited liability company

Hereby CONVEY AND WARRANT(S) to

GRANTEE(S) MB - Finley Farms (TC) LLC, a Utah Limited Liability Company

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

See Attached Exhibit "A"

W-5-3-2-246  
W-5-3-2-247  
Tax Parcel No. W-5-3-2-249

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants,  
Conditions and Restrictions now of record.

WITNESS our hands on 7<sup>th</sup> day of November, 2023.

WARRANTY DEED

Grantor:

Miller Bates, LLC, a Utah limited liability company

By: Melissa Miller

Melissa Miller, Authorized Representative

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 7 day of November, 2023, personally appeared Melissa Miller, Authorized Representative of Miller Bates, LLC, a Utah limited liability company, 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 she is the Authorized Representative of Miller Bates, LLC, a Utah limited liability company and said document was signed by her on behalf of said limited liability company and acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Randall Hyde Miller  
Notary Public



WARRANTY DEED

**EXHIBIT A****PARCEL 1:**

Beginning at a point that lies South 01°03'08" West along the section line 1028.88 feet and West 1437.50 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 89°15'33" West 778.85 feet; thence South 00°44'27" West 3.95 feet; thence North 89°17'27" West 98.12 feet; thence North 00°44'27" East 410.00 feet; thence South 89°15'33" East 97.71 feet; thence northwesterly along a 125.00 foot radius non-tangent curve to the left (long chord bears North 21°35'33" West a distance of 76.01 feet), center point lies South 86°06'31" West through a central angle of 35°24'07", a distance of 77.24 feet; thence northwesterly along a 175.00 foot radius reverse curve to the right, (long chord bears North 30°25'09" West a distance of 53.99 feet), center point lies North 50°42'23" East through a central angle of 17°44'56", a distance of 54.21 feet; thence easterly along a 730.00 foot radius non-tangent curve to the right, (long chord bears North 77°36'40" East a distance of 331.19 feet), center point lies South 25°30'00" East through a central angle of 26°13'21", a distance of 334.10 feet; thence South 89°16'40" East 464.70 feet; thence South 00°44'27" West 398.84 feet; thence southerly along a 430.00 foot radius curve to the left, (long chord bears South 13°02'49" East a distance of 204.96 feet), center point lies South 89°15'33" East through a central angle of 27°34'32", a distance of 206.95 feet; to the point of beginning.

(Proposed Finley Farms Phase 3) (labeled as such for reference purposes)

**PARCEL 2:**

Beginning at a point that lies South 01°03'08" West along the section line 433.79 feet and West 1212.55 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 00°44'33" West 360.67 feet; thence southerly along a 150.00 foot radius curve to the left, (long chord bears South 18°45'05" East a distance of 100.11 feet), center point lies South 89°15'27" East through a central angle of 38°59'16", a distance of 102.07 feet; thence South 38°14'43" East 124.23 feet; thence South 61°45'17" West 224.80 feet; thence southwesterly along a 345.00 foot radius non-tangent curve to the left, (long chord bears South 45°55'53" West a distance of 68.69 feet), center point lies South 38°21'20" East through a central angle of 11°25'34", a distance of 68.80 feet; thence North 44°47'35" West 50.87 feet; thence northwesterly along a 430.00 foot radius curve to the right, (long chord bears North 22°01'34" West a distance of 332.81 feet), center point lies North 45°12'25" East through a central angle of 45°32'03", a distance of 341.73 feet; thence North 00°44'27" East 398.84 feet; thence South 89°16'40" East 277.01 feet, to the point of beginning.

(Proposed Finley Farms Phase 5) (labeled as such for reference purposes)

**PARCEL 3:**

Beginning at a point on the Southerly boundary of the crimson fields - Phase 4 Subdivision, as recorded and on file with the Washington County recorder's office, said point being South 01°03'06" West along the quarter section line and subdivision boundary, a distance of 451.503 feet and South 89°18'26" East along said subdivision boundary, a distance of 394.171 feet from the center quarter corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base & Meridian, (Basis of bearing being South 89°14'29" East between the center quarter corner and the east quarter corner of said section 2), and running thence south 89°18'26" East along the boundary of said Crimson Fields - Phase 4 Subdivision and the Southerly boundary of the Crimson Fields - Phase 5 Subdivision, as recorded and on file with the Washington County recorder's office, a distance of 310.383 feet to a point on the arc of a non-tangent curve, (radius point bears south 00°41'34" West); thence along the arc of a 730.000 foot radius curve to the left, through a central angle of 24°14'01", a distance of 308.757 feet to a point on the arc of a non-tangent curve, (radius point bears North 68°48'34" East); thence along the arc of a 150.000 foot radius curve to the right, through a central angle of 22°18'40", a distance of 58.411 feet; thence North 01°07'16" East 7.300 feet to the point of beginning.