

Warranty Deed Page 1 of 6  
Gary Christensen Washington County Recorder  
05/16/2024 04:55:18 PM Fee \$40.00 By OLD  
REPUBLIC TITLE ( ST GEORGE BLVD)

**EXHIBIT B**

**Tax Notice to Grantee**

**WARRANTY DEED**

**THIS DEED**, is made and entered into, by and between, **Sands Cove LLC, a Utah Limited Liability Company**, ("Grantor"), in favor of:

**Academy Construction Lending L.C., a Utah Limited Liability Company**  
("Grantee").

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys and warrants unto Grantee against all claiming by through or under, that certain real estate and improvements thereon, lying and being situated in **Washington County, State of Utah**, more particularly described as follows ("Premises"):

**See Legal Description on attached Exhibit "A"**  
**Washington County, State of Utah, Tax Parcel Numbers:**

**H-3-1-31-414**  
**H-3-1-31-432**  
**H-3-1-31-433**  
**H-3-1-31-434**  
**H-3-1-31-435**  
**H-3-1-31-436**

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easement of record or by prescription. Grantor further waives, releases, terminates and discharges and conveys to the Grantee all of its right in and to permits, drawings, plans, specifications, authorities granted to the same by permit, license or agreement for the improvement of the Premises and waives any and all interest in the Premises created under the terms and conditions of a Loan Agreement, Note and Deed of Trust specific to the Premises.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date written below.

Sands Cove LLC, a Utah Liability Company

By:

Mitchell D. Burton, Authorized Signer

Date

5/16/2024

Mitchell D. Burton Construction

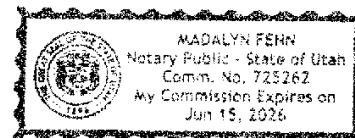
Date

5/16/2024

State of Utah

County of

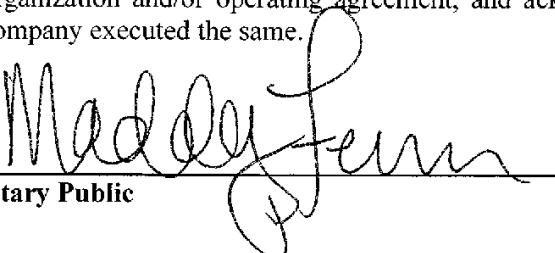
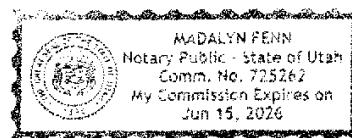
On this the 16<sup>th</sup> day of May, 2024, personally before me appeared **Mitchell D. Burton**, who proven on the basis of satisfactory evidence is the Authorized Signer of Sands Cove, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public

State of Utah

County of

On this the 16<sup>th</sup> day of May, 2024, personally before me appeared **Mitchell D. Burton**, who proven on the basis of satisfactory evidence is the Authorized Signer of **Mitchell D. Burton Construction**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

File No.: 2374803BC

**LEGAL DESCRIPTION****PARCEL 1:**

Beginning at a point on the Southerly right-of-way line of Coronado Drive, a 60.00 foot wide public street said point lies North 00°06'34" West 2641.73 feet along the North South Center Section line to the center quarter corner, South 89°57'28" West 1703.265 feet along said East-West center section line and North 00°06'34" West 1466.62 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence along the Southerly right-of-way line South 89°10'14" East 45.98 feet to the point of cusp of a 20.00 foot radius curve concave Southeasterly; thence leaving said Southerly right-of-way line Southwesterly 35.25 feet along the arc of said curve through a central angle of 100°58'50" to the point of compound curvature of a 125.00 foot radius curve concave Easterly; thence Southerly 15.76 feet along the arc of said curve through a central angle of 07°13'22" to the point of reverse curvature of a 175.00 foot radius curve concave Westerly; thence Southerly 55.60 feet along the arc of said curve through a central angle of 18°12'12" to the point of tangency; thence South 00°49'46" West 205.92 feet to the point of curvature of a 200.00 foot radius curve concave Westerly; thence Southerly 115.50 feet along the arc of said curve through a central angle of 33°07'05" to the point of tangency; thence South 33°56'51" West 118.34 feet to the point of a curvature of an 125.00 foot radius curve concave Easterly; thence Southerly 109.53 feet along the arc of said curve through a central angle of 50°12'24" to the point of compound concave of a 20.00 foot radius curve concave Northeasterly; thence Southeasterly 35.25 feet along the arc of said curve through a central angle of 100°58'50" to a point on a radial line; thence along said radial line South 27°14'23" East 50.00 feet; thence North 62°45'37" East 0.50 feet; thence South 27°14'23" East 100.10 feet; thence South 62°45'37" West 314.415 feet; thence North 22°40'31" West 135.86 feet; thence North 71°17'26" East 24.81 feet; thence North 66°38'46" East 100.31 feet; thence North 27°14'23" West 75.03 feet; thence North 33°56'51" East 412.36 feet; thence North 00°49'46" East 319.42 feet to a point on said Southerly right of way line and the point of beginning.

**PARCEL 2:**

Beginning at a point which lies North 00°06'34" West, 2641.73 feet, South 89°57'28" West, 2359.15 feet and North 00°06'34" West, 284.12 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 33°10'42" West, 99.35 feet; thence North 63°18'24" West, 176.12 feet thence North 38°32'44" West, 830.52 feet to a point on the Easterly right of way line of 600 North Street; thence along said Easterly right of way line North 51°27'14" East, 143.10 feet to the most Westerly point of "CORONADO RIDGE PHASE 1", Official Records of Washington County, Utah, said point is also the point of curvature of a 20.00 foot radius curve concave Southerly ; thence coincident with the boundary of said Phase 1 In the following Eight (8) courses: Easterly 31.42 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 38°32'46" East, 50.00 feet to the point of curvature of a 20.00 foot radius curve concave

Westerly; thence Southerly 31.41 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$  to a point on a radial line; thence along said radial line South  $38^{\circ}32'46''$  East, 25.00 feet; thence North  $51^{\circ}27'14''$  East 5.00 feet; thence South  $38^{\circ}32'46''$  East, 25.00 feet along a radial line to a point on the arc of a 20.00 foot radius non tangent curve concave Southerly, the radius point of which bears South  $38^{\circ}32'46''$  East; thence Easterly 31.42 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$  to the point of tangency; thence South  $38^{\circ}33'55''$  East, 799.21 feet along said boundary and the projection thereof to the point of beginning.

PARCEL 3:

Beginning at a point which lies North  $00^{\circ}06'34''$  West, 2641.73 feet South  $89^{\circ}57'28''$  West 2359.15 feet and North  $00^{\circ}06'34''$  West, 284.12 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence North  $38^{\circ}32'46''$  West, 264.29 feet; thence North  $51^{\circ}27'14''$  East, 276.66 feet; thence South  $78^{\circ}19'33''$  East, 110.06 feet to the point of curvature of a 325.00 foot radius curve concave Northerly; thence Easterly 69.92 feet along the arc of said curve through a central angle of  $12^{\circ}19'35''$  to a point on a non tangent line; thence along said non tangent line South  $33^{\circ}10'42''$  West, 418.33 feet to the point of beginning.

PARCEL 4:

Beginning at a point which lies North  $00^{\circ}06'34''$  West, 2641.73 feet South  $89^{\circ}57'28''$  West, 2001.48 feet and North  $00^{\circ}06'34''$  West, 898.67 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence North  $43^{\circ}08'01''$  East, 138.14 feet; thence North  $23^{\circ}52'10''$  East, 187.78 feet; thence North  $13^{\circ}38'55''$  East, 96.82 feet; thence North  $03^{\circ}44'35''$  East, 90.90 feet; thence North  $02^{\circ}15'11''$  West, 106.82 feet to a point on the arc of a 470.00 foot radius curve concave Southerly, the radius point of which bears South  $08^{\circ}00'46''$  East; thence Easterly 72.53 feet along the arc of said curve through a central angle of  $08^{\circ}50'32''$  to the point of tangency; thence South  $89^{\circ}10'14''$  East, 29.80 feet; thence South  $00^{\circ}49'46''$  West, 319.42 feet; thence South  $33^{\circ}56'51''$  West, 412.36 feet; thence South  $27^{\circ}14'23''$  West; thence Northeasterly 27.38 feet along the arc of said curve through a central angle of  $78^{\circ}25'26''$  to the point of reverse curvature of a 125.00 foot radius curve concave Easterly; thence Northerly 68.86 feet along the arc of said curve through a central angle of  $31^{\circ}33'48''$  to a point on a non tangent line; thence along said non tangent line North  $40^{\circ}46'00''$  West, 87.36 feet to the point of beginning.

PARCEL 5:

Beginning at a point which lies North  $00^{\circ}06'34''$  West, 2641.73 feet South  $89^{\circ}57'28''$  West 2001.48 feet and North  $00^{\circ}06'34''$  West, 898.67 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South  $40^{\circ}46'00''$  East, 87.36 feet to a point on the arc of 125.00 foot radius curve concave Easterly, the radius point of which bears South  $74^{\circ}06'01''$  East; thence Southerly 68.86 feet along the arc of said curve through a central angle of  $31^{\circ}33'48''$  to the point of a reverse curvature of a 20.00 foot radius curve concave Northwesterly; thence Southwesterly 27.38 feet along the arc of said curve

through a central angle of  $78^{\circ}25'26''$  to a point on a radial line; thence along said radial line South  $27^{\circ}14'23''$  East, 22.23 feet; thence South  $66^{\circ}38'46''$  West, 57.18 feet; thence South  $71^{\circ}17'26''$  West, 121.50 feet; thence South  $33^{\circ}10'42''$  West, 31.00 feet to a point on the arc of a 325.00 foot radius curve concave Northerly, the radius point of which bears North  $00^{\circ}39'08''$  West; thence Westerly 69.92 feet along the arc of said curve through a central angle of  $12^{\circ}19'35''$  to the point of tangency; thence North  $78^{\circ}19'33''$  West, 110.06 feet; thence South  $51^{\circ}27'14''$  West, 276.66 feet; thence North  $38^{\circ}32'46''$  West, 250.00 feet to the most Southerly point of "Coronado Ridge Phase 1", Official Records of Washington County, Utah; thence along the boundary of said Phase 1 in the following Four (4) Courses: North  $51^{\circ}27'14''$  East, 668.96 feet; thence North  $42^{\circ}10'22''$  East, 99.99 feet; thence North  $22^{\circ}39'02''$  East, 110.23 feet; thence North  $04^{\circ}49'39''$  East, 112.55 feet to the point of a curvature of a 330.00 foot radius curve concave Northwesterly, the radius point of which bears North  $11^{\circ}33'53''$  West; thence Easterly 59.63 feet along the arc of said curve through a central angle of  $10^{\circ}21'10''$  to the point of tangency; thence North  $68^{\circ}04'57''$  East, 67.68 feet to the point of curvature of a 470.00 foot radius curve concave Southerly; thence Easterly 114.06 feet along the arc of said curve through a central angle of  $13^{\circ}54'17''$  to a point on a non tangent line; thence along said non tangent line South  $02^{\circ}15'11''$  East, 106.82 feet; thence South  $03^{\circ}44'35''$  West, 90.90 feet; thence South  $13^{\circ}38'55''$  West, 96.82 feet; thence South  $23^{\circ}52'10''$  West, 187.78 feet; thence South  $43^{\circ}08'01''$  West, 138.14 feet to the point of beginning. **Less and Excepting** therefrom: Beginning at a point which lies North  $00^{\circ}06'34''$  West, 2641.73 feet, South  $89^{\circ}57'28''$  West, 2001.48 feet and North  $00^{\circ}06'34''$  West 898.67 feet from the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South  $40^{\circ}46'00''$  East, 87.36 feet to a point on the arc of a 125.00 foot radius curve concave Easterly, the radius point of which bears South  $74^{\circ}06'01''$  East; thence Southerly 68.86 feet along the arc of said curve through a central angle of  $31^{\circ}33'48''$  to the point of reverse curvature of a 20.00 foot radius curve concave Northwesterly; thence Southwesterly 27.38 feet along the arc of said curve through a central angle of  $78^{\circ}25'26''$  to the point of tangency; thence South  $62^{\circ}45'37''$  West, 58.70 feet to the point of curvature of a 275.00 foot radius curve concave Northerly; thence Westerly 186.77 feet along the arc of said curve through a central angle of  $38^{\circ}54'50''$  to a point on a non tangent line; thence along said non tangent line North  $30^{\circ}14'01''$  West, 170.47 feet; thence North  $30^{\circ}19'00''$  West, 135.31 feet to a point on the boundary of "CORONADO RIDGE PHASE 1", Official Records of Washington county, Utah; thence along said boundary North  $51^{\circ}27'14''$  East, 147.47 feet; thence leaving said boundary South  $54^{\circ}02'21''$  East, 159.32 feet; thence South  $61^{\circ}06'07''$  East, 110.51 feet to the point of beginning.

PARCEL 6:

Beginning at a point on the East-West center section line of Section 31, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies North  $00^{\circ}06'34''$  West 2641.73 feet along the North-South center section line to the center quarter corner of said section and South  $89^{\circ}57'28''$  West 1925.66 feet along the East-West center section line from the South quarter corner of said Section 31 and running thence continuing along said East-West center section line South  $89^{\circ}57'28''$  West 815.84 feet; thence North  $37^{\circ}55'27''$  East 126.75 feet; thence North  $52^{\circ}29'46''$  West 720.93 feet to the point of a curvature of a 300.00 foot radius curve concave Southwesterly; thence Southwesterly 118.74 feet along the arc of said curve through a central angle of  $22^{\circ}40'40''$  to the point of tangency; thence North  $75^{\circ}10'26''$  West 18.04 feet to a

point on the right-of-way line of 600 North Street, an 80.00 foot wide public street, said point being on the arc of a 460.00 foot radius curve concave Southeasterly, the radius point of which bears South 75°41'17" East; thence along said right-of-way line in the following two (2) courses: Northeasterly 298.19 feet along the arc of said curve through a central angle of 37°08'31" to the point of tangency; thence North 51°27'14" East 141.75 feet; thence leaving said right-of-way line South 38°32'44" East 830.52 feet; thence South 63°18'24" East 176.12 feet; thence North 33°10'42" East 548.68 feet; thence North 71°17'26" East 96.69 feet; thence South 22°40'31" East 135.87 feet; thence North 62°45'37" East 82.63 feet; thence South 17°04'57" East 25.84 feet; thence South 32°26'42" West 183.46 feet; thence South 26°36'46" East 196.09 feet; thence South 63°23'14" West 22.34 feet; thence South 01°35'26" West 238.67 feet to a point on said East-West center section line and the point of beginning. **Less and Excepting therefrom the following** described property: Commencing at the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence North 00°06'34" West, along the Center Section line 2641.73 feet to the Center Quarter Corner of Section 31; thence South 89°57'28" West along the Center Section line 933.89 feet; thence North 00°06'34" West, 1598.09 feet to the point of beginning; thence South 75°27'50" West, 268.00 feet; thence South 84°36' 21" West, 383.74 feet; thence North 88°48'26" West, 127.24 feet; thence South 00°49'46" West, 350.68 feet; thence South 33°56'51" West, 412.36 feet; thence South 27°14'23" East 75.03 feet; thence South 66°38'46" West, 100.31 feet; thence South 71°17'26" West, 121.50 feet; thence South 33°10'42" West, 548.68 feet; thence North 63°18'24" West, 176.12 feet; thence North 38°32'44" West, 830.52 feet; to a point on the Easterly right of way line of 600 North Street; thence along the following Six (6) courses of the Easterly and Southerly right of way line of said 600 North Street; North 51°27'14" East, 718.79 feet to the point of curvature to the left having a radius of 540.00 feet and a central angle of 22°44'00"; thence Northwesterly along the arc of said curve a distance of 214.26 feet; thence North 28°43'16" East, 43.95 feet to the point of curvature to the right having a radius of 960.00 feet and central angle of 61°16'16"; thence Northeasterly along the arc of said curve a distance of 1026.61 feet; thence North 89°59'31" East, 151.25 feet to the point of curvature to the left having a radius of 1040.00 feet and a central angle of 24°52'48"; thence Easterly along the arc of said curve a distance of 451.61 feet; thence leaving said right of way line and running South 00°06'34" East, 575.17 feet to the point of beginning.