

22  
DOC # 20250031132

Special Warranty Deed Page 1 of 22  
Gary Christensen Washington County Recorder  
09/11/2025 10:31:59 AM Fee \$ 40.00  
By DIXIE TITLE COMPANY



11-24-6C/8-25-8C  
MAIL TAX NOTICE TO:  
SRC Land Holdings LLC  
1404 W Sun River Pkwy #200  
Saint George UT 84790

## WARRANTY DEED (SPECIAL)

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company, SOUTHSTREAM HOLDINGS, LLC, a Utah limited liability company, EASTCREEK HOLDINGS, LLC, a Utah limited liability company, SCOTT PARRY, HIGH TORQ, LLC, a Utah limited liability company, TOQUERVILLE GRANDEUR, LC, a Utah limited liability company, AMERICAN PENSION SERVICES, INC., Administrator for David Webb Hunter Single IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098, AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin Roth IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138, AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726, WOODROW W. WAGNER III and SHERI G. WAGNER, RD & CT HOLDINGS, LLC, a Utah limited liability company, LEE P. ESPLIN, Trustee of the Donald and Ruth Esplin Revocable Trust dated November 9, 1990, CANYON EDGE, LLC, a Utah limited liability company, FLINT CREEK, LLC, a Utah limited liability company, MURRAY HUNT AND MARYJO HUNT, Kent G Frei and Robbin J Frei, Trustees of the Kent G & Robbin J Frei Family Living Trust dated December 22, 2000, restatement dated April 1, 2019, Lael Christensen, River Fay, LLC, a Utah Limited Liability Company, and Saladillo, LLC, a Utah Limited Liability Company, Grantor hereby Conveys and Warrants against all claiming by, through or under it to **SRC Land Holdings, LLC, a Utah Limited Liability Company**, Grantee of Saint George, for the sum of **FORTY DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS** the following described tract of land in WASHINGTON County, State of Utah:

See Attached Legal Description(s)

The attached described properties are hereby being conveyed with 45 rooftops under the Development Agreement originally recorded May 12, 2008 as Document No:20080019298 and Amendment to that Development Agreement recorded October 14, 2008 as Document No: 20080039848.

Affecting a Portion of Tax ID NO: T-105; T-100-A; T-197-PV1; T-104-A-1 AND T-182-A

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2025 AND THEREAFTER. GRANTOR, ITS HEIRS, SUCCESSORS AND OR ASSIGNS RESERVES A RIGHT OF WAY OF INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THE ATTACHED DESCRIPTIONS.

SUBJECT TO the rights and obligations set forth in that instrument entitled "Transfer Declaration" recorded on the 30th, day of January, 2025, as Document No: 20250003214, in the Official Records on file in the Office of the Washington County Recorder, State of Utah.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

This property ownership transfer does not meet the definition of a subdivision per the Utah State Municipal Code 10-9a-103(65)(c)(v). This parcel is created in anticipation of future land use approvals and does not confer any land use approvals and has not been approved by any land use authority.

## Grantee(s) acceptance from the Special Warranty Deed to SRC Land Holdings LLC

WITNESS the hand of said grantor, this 10, <sup>September</sup> day of ~~August~~, 2025.

Approved and accepted by Grantee(s)

SRC Land Holdings, LLC, a Utah Limited Liability Company

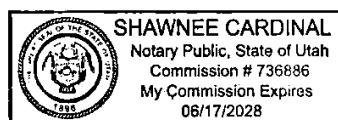
Darcy Stewart  
Darcy Stewart, Manager

## Grantee Notary Acknowledgment

STATE OF UTAH )  
:SS  
COUNTY OF WASHINGTON )

September  
ON AUGUST 10, 2025, PERSONALLY APPEARED BEFORE ME, DARCY STEWART, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF SRC Land Holdings, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

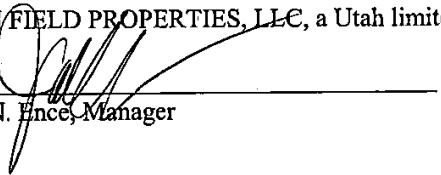
Shawnee Cardinal  
NOTARY PUBLIC



Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

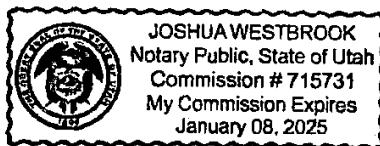
**Grantor(s):**

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company

  
James N. Ence, Manager

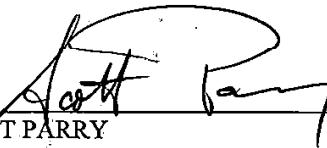
STATE OF UTAH )  
:SS  
COUNTY OF WASHINGTON )

ON November 1, 2023, PERSONALLY APPEARED BEFORE ME, James N. Ence, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS Manager OF **SOUTH FIELD PROPERTIES, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



  
NOTARY PUBLIC

Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

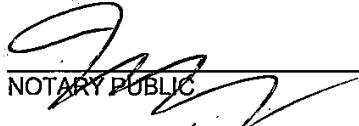
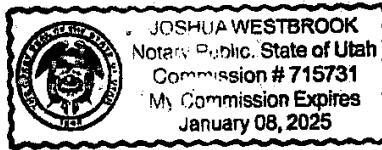
  
SCOTT PARRY

STATE OF UTAH )

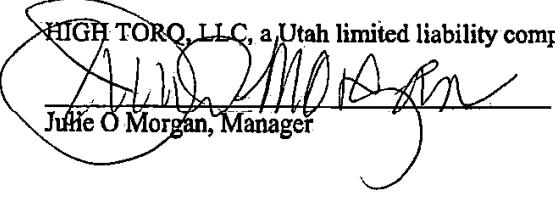
ss

COUNTY OF WASHINGTON )

ON January 16 <sup>2024</sup> <sub>JW</sub>, 2023, PERSONALLY APPEARED BEFORE ME, SCOTT PARRY, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

  
NOTARY PUBLIC

HIGH TORQ, LLC, a Utah limited liability company

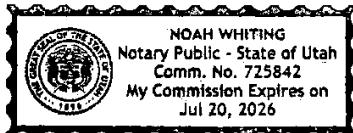
  
Julie O Morgan, Manager

STATE OF UTAH )

COUNTY OF Salt Lake )

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, JULIE O MORGAN, WHO BEING BY  
ME DULY SWEORN, DID SAY THAT SHE IS A MANAGER OF HIGH TORQ, LLC, a Utah Limited Liability Company, THE  
LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE  
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY  
AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND  
PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS  
INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

  
NOTARY PUBLIC



Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

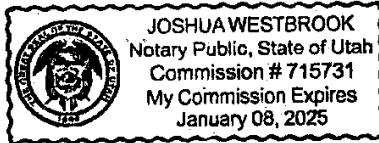
TOQUERVILLE GRANDEUR, LC, a Utah  
limited liability company

*Rodney F. Savage*  
Rodney F. Savage, Manager

*J. P. Radmall*  
Stephen P. Radmall, Manager

STATE OF UTAH,  
:ss  
COUNTY OF WASHINGTON )

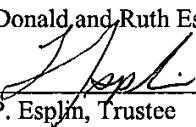
ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, Stephen P. Radmall and Rodney F. Savage, WHO BEING BY ME DULY SWEORN, DID SAY THAT THEY ARE MANAGERS OF **Toquerville Grandeur, LC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



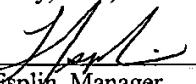
*J. P. Radmall*  
NOTARY PUBLIC

Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

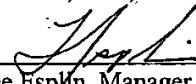
The Donald and Ruth Esplin Revocable Trust dated November 9, 1990,

  
Lee P. Esplin, Trustee

River Fay, LLC, a Utah Limited Liability Company

  
Lee Esplin, Manager

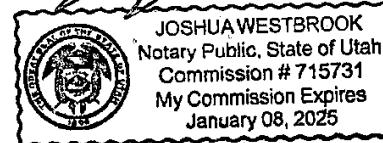
Saladillo, LLC, a Utah Limited Liability Company

  
Lee Esplin, Manager

STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON )

ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, TRUSTEE OF THE DONALD AND RUTH ESPLIN REVOCABLE TRUST DATED NOVEMBER 9, 1990, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

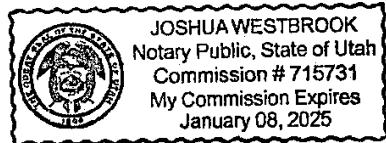
  
NOTARY PUBLIC



STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON )

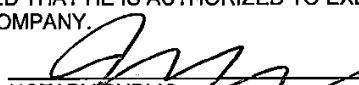
ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE ESPLIN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF RIVER FAY, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

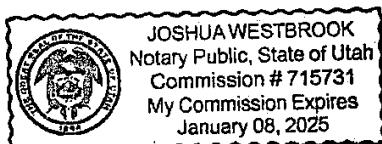
  
NOTARY PUBLIC



STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON )

ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE ESPLIN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF SALADILLO, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

  
NOTARY PUBLIC



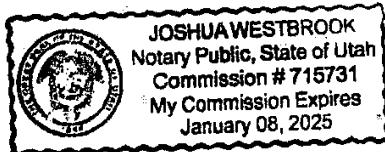
Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

CANYON EDGE, LLC, a Utah limited liability company

  
Kelly Heaton, Manager

STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON)

ON January 16 2024, PERSONALLY APPEARED BEFORE ME, KELLY HEATON, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **CANYON EDGE, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



  
NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

*Murray Hunt by Rodney*

MURRAY HUNT by RODNEY SAVAGE  
POWER OF ATTORNEY

*R. Savage,  
POA*

*Maryjo Hunt by Rodney*

MARYJO HUNT by RODNEY SAVAGE  
POWER OF ATTORNEY

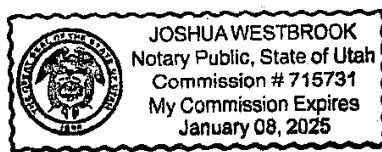
*R. Savage  
POA*

STATE OF UTAH )

:SS

COUNTY OF WASHINGTON )

ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, RODNEY SAVAGE,  
POWER OF ATTORNEY FOR MURRAY HUNT AND MARYJO HUNT, THE SIGNER(S) OF THE WITHIN  
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



*J. Westbrook*  
NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

FLINT CREEK, LLC, a Utah limited liability company

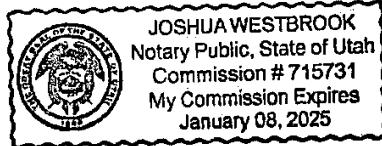
  
Chad W Parker, Manager

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON )

ON October 30, 2023, PERSONALLY APPEARED BEFORE ME, CHAD W PARKER, WHO BEING BY  
ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF **FLINT CREEK, LLC, a Utah Limited Liability Company**, THE  
LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE  
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY  
AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND  
PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS  
INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



  
NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

The Kent G & Robbin J Frei Family Living Trust  
dated December 22, 2000, restatement dated April 1, 2019

Kent G Frei  
Kent G Frei, Trustee

Robbin J Frei  
Robbin J Frei, Trustee

STATE OF UTAH )  
:SS  
COUNTY OF WASHINGTON )

ON November 1, 2023, PERSONALLY APPEARED BEFORE ME, KENT G FREI AND  
ROBBIN J FREI, TRUSTEES OF THE KENT G & ROBBIN J FREI FAMILY LIVING TRUST DATED DECEMBER  
22, 2000, RESTATEMENT DATED APRIL 1, 2019, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO  
DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

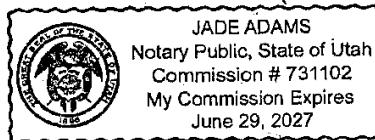
Joshua Westbrook  
NOTARY PUBLIC

JOSHUA WESTBROOK  
Notary Public, State of Utah  
Commission # 715731  
My Commission Expires  
January 08, 2025

Lael Christensen  
Lael Christensen

STATE OF UTAH )  
:SS  
COUNTY OF WASHINGTON )

ON November 7, 2023, PERSONALLY APPEARED BEFORE ME, LAEL CHRISTENSEN,  
THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED  
THE SAME.



Jade Adams  
NOTARY PUBLIC

SOUTHSTREAM HOLDINGS, LLC, a Utah limited liability company

Robert Douglas Westbrook, Manager

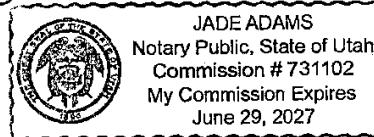
EASTCREEK HOLDINGS, LLC, a Utah limited liability company

Robert Douglas Westbrook, Manager

STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON )

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **SOUTHSTREAM HOLDINGS, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

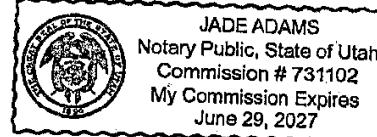
*Jade Adams*  
NOTARY PUBLIC



STATE OF UTAH)  
:SS  
COUNTY OF WASHINGTON )

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **EASTCREEK HOLDINGS, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

*Jade Adams*  
NOTARY PUBLIC

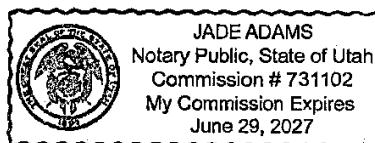


RD & CT HOLDINGS, LLC, a Utah limited liability company

Robert Douglas Westbrook, Manager

STATE OF UTAH )  
:ss  
COUNTY OF WASHINGTON )

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF RD & CT HOLDINGS, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



*Jade Adams*  
\_\_\_\_\_  
NOTARY PUBLIC

AMERICAN PENSION SERVICES, INC., Administrator for David Webb Hunter Single IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098

By: Jeffrey S. Brown  
Its:   
Corporate Alternate Signer

AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin Roth IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138

By: Jeffrey S. Brown  
Its:   
Corporate Alternate Signer

AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726

By: Jeffrey S. Brown  
Its:   
Corporate Alternate Signer

STATE OF OH)

COUNTY OF Cuyahoga)

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR DAVID WEBB HUNTER SINGLE IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro  
NOTARY PUBLIC



ALEXUS DiCHIRO  
Notary Public, State of Ohio  
My Commission Expires  
April 7, 2030  
COMMISSION: 2025-RE-888454

STATE OF OH)  
COUNTY OF Cuyahoga

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR LEE P. ESPLIN ROTH IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro  
NOTARY PUBLIC



**ALEXUS DiCHIRO**  
Notary Public, State of Ohio  
My Commission Expires  
April 7, 2030  
COMMISSION: 2025-RE-888454

STATE OF OH)  
COUNTY OF Cuyahoga

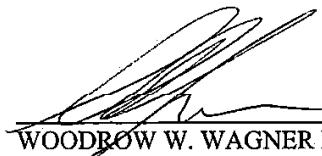
ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR LEE P. ESPLIN IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro  
NOTARY PUBLIC

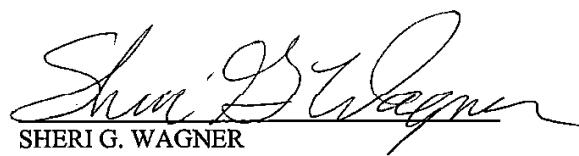


**ALEXUS DiCHIRO**  
Notary Public, State of Ohio  
My Commission Expires  
April 7, 2030  
COMMISSION: 2025-RE-888454

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC



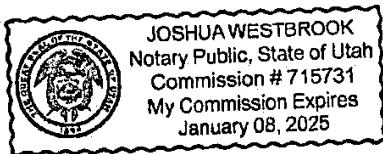
WOODROW W. WAGNER III



SHERI G. WAGNER

STATE OF UTAH )  
:ss  
COUNTY OF WASHINGTON )

ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, WOODROW W. WAGNER III AND SHERI G. WAGNER, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



NOTARY PUBLIC



## Parcel 1

Beginning at a point being South  $00^{\circ}58'25''$  West 43.69 feet along the section line and West 2,453.06 feet from the East Quarter Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South  $83^{\circ}16'13''$  West 95.84 feet;  
thence North  $80^{\circ}30'12''$  West 84.57 feet;  
thence North  $08^{\circ}22'25''$  West 167.05 feet;  
thence Northeasterly 312.61 feet along an arc of a 362.00 foot radius curve to the left (center bears North  $20^{\circ}35'40''$  West, long chord bears North  $44^{\circ}39'57''$  East 302.99 feet with a central angle of  $49^{\circ}28'45''$ );  
thence South  $72^{\circ}17'05''$  East 223.94 feet;  
thence Southerly 161.54 feet along an arc of a 1,260.00 foot radius curve to the left (center bears South  $68^{\circ}15'59''$  East, long chord bears South  $18^{\circ}03'39''$  West 161.43 feet with a central angle of  $07^{\circ}20'45''$ );  
thence South  $46^{\circ}57'39''$  West 237.17 feet to the Point of Beginning.



April 22, 2025

**Parcel 2**

Beginning at a point that lies North 00°12'11" West 250.99 feet along the Section Line, from the Southwest corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running; thence North 00°12'11" West 60.00 feet; thence North 89°48'16" East 162.02 feet; thence North 88°22'00" East 565.01 feet; thence easterly along a 726.50 foot radius curve to the left, (center point lies North 01°38'00" West) through a central angle of 10°51'27", a distance of 137.67 feet; thence North 77°30'33" East 285.42 feet to a point on the West Line of Sun River Firelight Subdivision Phase 2 document #202500031216 as on file with the Washington County Recorder's Office; thence South 12°13'31" East along Said West Line 33.50 feet; thence South 77°30'33" West 285.27 feet; thence westerly along a 760.00 foot radius curve to the right, (center point lies North 12°29'27" West) through a central angle of 10°51'27", a distance of 144.02 feet; thence South 88°22'00" West 295.43 feet; thence South 01°38'51" East 26.50 feet; thence South 88°22'00" West 270.35 feet; thence South 89°48'16" West 162.77 feet to the point of beginning.

**Closure:**

Northing Diff: 0.000049

Easting Diff: 0.012138

Azimuth: 89°46'15"

Error Distance 0.012138

Total Distance 2427.540

Ratio: 1/199993



### Grapevine access takedown

Parcel 3

Beginning at a point that lies North 87°32'41" West 2,534.50 feet along the Section Line, and North 3,555.30 feet, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence westerly along a 1,877.50 foot radius non-tangent curve to the left, (center point lies South 09°37'40" East) through a central angle of 02°07'24", a distance of 69.58 feet to a point on the West Line of Said Section 10; thence North 00°27'36" East 1,767.75 feet along said West Section Line; thence North 00°12'11" West 189.92 feet Along said West Section Line; thence South 35°18'52" East 23.95 feet; thence South 26°54'11" East 34.89 feet; thence South 21°30'12" East 39.59 feet; thence South 17°02'38" East 90.52 feet; thence South 05°28'06" East 147.86 feet; thence South 03°03'44" West 70.59 feet; thence South 15°32'28" West 49.44 feet; thence South 00°34'47" West 184.85 feet; thence South 02°03'16" East 109.55 feet; thence South 02°08'31" West 89.93 feet; thence South 00°42'59" West 180.44 feet; thence South 01°57'52" East 118.26 feet; thence South 04°38'07" West 71.47 feet; thence South 00°19'50" West 592.54 feet; thence South 00°44'52" West 116.07 feet; thence South 03°35'51" West 42.80 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

**Closure:**

Northing Diff: 0.015440

Easting Diff: 0.005865

Azimuth: 159°11'57"

Error Distance 0.016517

Total Distance 3990.000

Ratio: 1/241574



### Silver reef takedown

#### Parcel 4

Beginning at a point that lies North 87°32'41" West 1,577.41 feet along the Section Line, and North 3,455.74 feet, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence westerly along a 1,583.45 foot radius non-tangent curve to the right, (center point lies North 08°44'18" West) through a central angle of 15°16'58", a distance of 422.36 feet; thence North 83°27'20" West 25.70 feet; thence westerly along a 1,716.55 foot radius curve to the left, (center point lies South 06°32'40" West) through a central angle of 19°27'39", a distance of 583.04 feet to a point on the West Line of Section 10; thence North 00°27'36" East 165.04 feet along said West Section Line; thence easterly along a 1,877.50 foot radius non-tangent curve to the right, (center point lies South 11°45'04" East) through a central angle of 18°17'44", a distance of 599.52 feet; thence South 83°27'20" East 25.70 feet; thence easterly along a 1,422.50 foot radius curve to the left, (center point lies North 06°32'40" East) through a central angle of 14°59'16", a distance of 372.11 feet; thence South 11°20'36" East 161.14 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

#### Closure:

Northing Diff: 0.005001

Easting Diff: 0.006276

Azimuth: 308°32'53"

Error Distance 0.008025

Total Distance 2346.960

Ratio: 1/292464



Parcel 5

## Honey mesquite road takedown

Beginning at a point that lies North 87°32'41" West 1,316.47 feet along the Section Line, and North 00°35'51" East 194.03 feet along the sixteenth Line, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 25°15'31" West 64.90 feet; thence North 22°19'14" West 48.73 feet; thence North 19°43'19" West 55.25 feet; thence North 14°06'00" West 65.93 feet; thence North 17°22'18" West 59.45 feet; thence North 07°54'01" West 60.21 feet; thence North 06°56'04" West 55.24 feet; thence North 04°35'19" West 73.42 feet; thence North 01°48'48" West 45.14 feet; thence North 00°38'54" East 255.11 feet; thence North 02°12'12" East 183.91 feet; thence South 89°24'09" East 120.83 feet to a point on said Sixteenth Line; thence South 00°35'51" West along said Sixteenth line 946.90 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

**Closure:**

Northing Diff: 0.000628  
Easting Diff: 0.002967  
Azimuth: 258°02'47"  
Error Distance 0.003033  
Total Distance 2035.020  
Ratio: 1/670998



Parcel 6

Beginning at a point on the Center Section Line of Section 15 said point lies South 00°03'01" West 446.81 feet along the Center Section line, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence easterly along a 666.65 foot radius non-tangent curve to the left, (center point lies North 08°31'19" East) through a central angle of 20°42'35", a distance of 240.96 feet; thence North 77°45'36" East 121.71 feet; thence easterly along a 657.28 foot radius non-tangent curve to the right, (center point lies South 11°12'29" East) through a central angle of 40°54'18", a distance of 469.25 feet; thence southeasterly along a 825.00 foot radius non-tangent curve to the right, (center point lies South 33°33'09" West) through a central angle of 20°58'48", a distance of 302.09 feet; thence southeasterly along a 625.00 foot radius non-tangent curve to the left, (center point lies North 57°16'44" East) through a central angle of 26°18'16", a distance of 286.94 feet; thence South 64°54'30" East 397.59 feet; thence southeasterly along a 1,218.29 foot radius non-tangent curve to the right, (center point lies South 22°23'45" West) through a central angle of 15°18'44", a distance of 325.59 feet; thence easterly along a 50.00 foot radius non-tangent curve to the left, (center point lies North 36°49'52" East) through a central angle of 92°21'41", a distance of 80.60 feet; thence northeasterly along a 1,090.00 foot radius reverse curve to the right, (center point lies South 55°31'49" East) through a central angle of 05°06'45", a distance of 97.26 feet; thence northeasterly along a 4,705.38 foot radius non-tangent curve to the left, (center point lies North 63°45'17" West) through a central angle of 02°19'04", a distance of 190.35 feet; thence North 14°45'55" East 139.52 feet; thence North 13°33'56" East 242.51 feet to a point on the South Right-of-Way Line of Toquerville Parkway; thence easterly along a 1,410.00 foot radius non-tangent curve to the left, (center point lies North 17°05'23" East) through a central angle of 04°42'44", along said South Right-of-Way Line a distance of 115.97 feet; thence South 77°37'21" East along said South Right-of-Way Line 47.10 feet; thence South 13°33'57" West 318.20 feet; thence southwesterly along a 695.43 foot radius non-tangent curve to the right, (center point lies North 75°14'16" West) through a central angle of 26°34'07", a distance of 322.48 feet; thence southwesterly along a 952.00 foot radius non-tangent curve to the left, (center point lies South 50°25'04" East) through a central angle of 04°05'20", a distance of 67.94 feet; thence southwesterly along a 952.00 foot radius compound curve to the left, (center point lies South 54°30'25" East) through a central angle of 11°38'26", a distance of 193.42 feet; thence North 58°01'42" West 334.62 feet; thence northwesterly along a 1,441.00 foot radius curve to the left, (center point lies South 31°58'18" West) through a central angle of 06°56'36", a distance of 174.62 feet; thence North 63°22'52" West 483.56 feet; thence northwesterly along a 1,105.38 foot radius non-tangent curve to the right, (center point lies North 36°14'26" East) through a central angle of 17°19'16", a distance of 334.17 feet; thence westerly along a 460.16 foot radius non-tangent curve to the left, (center point lies South 55°30'58" West) through a central angle of 75°31'30", a distance of 606.56 feet; thence westerly along a 957.71 foot radius non-tangent curve to the right, (center point lies North 13°37'36" West) through a central angle of 19°53'35", to a point on said Center Section Line a distance of 332.52 feet; thence North 00°03'01" East along said Center Section Line 135.86 feet, to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian