

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref: _____

Washington-Ridgeview Associates
Mail tax notice to a Washington Limited Partnership Address Bldg. 3, Suite 212, 300 120th N.E. Bellevue, Washington 98005

WARRANTY DEED

CLARENCE H. SPILKER and JOYCE D. SPILKER, Husband and Wife
CLARK H. SPILKER & JANET SPILKER, Trustees of the CLARK H. SPILKER TRUST grantors
of St. George, County of Washington, State of Utah, hereby
CONVEY and WARRANT to WASHINGTON-RIDGEVIEW ASSOCIATES, a Washington Limited Partnership

grantee
of Bellevue, Washington 98005 for the sum of
\$10.00 and other adequate considerations ++++++DOLLARS,

the following described tract of land in WASHINGTON County,
State of Utah:

SEE ATTACHED SCHEDULE "A" FOR DESCRIPTION
AND RESERVATION OF EASEMENTS.

TOGETHER with all improvements and appurtenances thereunto belonging.
SUBJECT to Easements, Rights of way and Restrictions of Record and those enforceable in law and equity.
Reservation of all Minerals and various rights of way and rights incidental thereto, as contained in the Patent from the State of Utah as Recorded November 30, 1953 in Book Y-13 at pages 320-321, Official Washington County Records.

1985 FEB 26 PM 4:57
HERBERT S. SENTLEY
WASHINGTON COUNTY RECORDER
SOUTHERN UTAH TITLE
BOOK 370 PAGE 141
FILE 852 A35

WITNESS, the hand of said grantor, this 26th
February, A. D. 19 85

Signed in the Presence of
Clarence H. Spilker
Joyce D. Spilker
CLARK H. SPILKER TRUST

BY: Clark H. Spilker, Trustee
BY: Janet Spilker, Trustee
STATE OF UTAH,
County of WASHINGTON

On this 26th day of February, A. D. 19 85
personally appeared before me CLARENCE H. SPILKER, JOYCE D. SPILKER and
Clark H. Spilker Trustee and Janet Spilker Trustee of CLARK H. SPILKER TRUST
the signers of the within instrument, who duly acknowledged to me that they executed the
same.

LARRY T. BLAKE
Notary Public.
140
My commission expires 12-28-85 Residing in St. George, Utah 84770

BEGINNING at the Southwest Corner of WINDSOR CONDOMINIUMS, a Planned Unit Development in Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 54°02'00" East 74.30 feet; thence South 43°30'00" East 332.68 feet; thence North 46°30'00" East 248.28 feet; thence North 43°30'00" West 302.36 feet; thence South 46°30'00" West 107.61 feet; thence North 44°47'00" West 58.30 feet; thence North 25°53'00" West 46.71 feet to the Southeast Corner of said WINDSOR CONDOMINIUMS; thence South 46°41'20" West 167.10 feet to the point of beginning. Containing 2.07 Acres M/L

RESERVING TO THE GRANTORS OR ASSIGNS, A 15.0 FOOT SEWER EASEMENT BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING at a point N. 46°41'20" E. 92.00 feet along the South boundary from the SW Corner of WINDSOR CONDOMINIUMS, a Planned Unit Development in Section 15, T42S, R16W, SLB&M, and running thence S. 43°49'00" E. 284.00 feet to an existing Manhole; thence N. 37°03'00" E. 170.60 feet to the Westerly line of PLAYA DELLA ROSITA, an existing dedicated street in Washington, Washington County, State of Utah.

RESERVING TO THE GRANTORS OR ASSIGNS, A 15.0 FOOT EASEMENT FOR WATER LINE BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING at a point N. 46°41'20" E. 7.5 feet along the South Boundary from the SW Corner of Windsor Condominiums, a planned Unit Development in Section 15, Township 42 South, Range 15 West, SLB&M and running thence S. 43°20'00" E. 75.0 feet.


CLARENCE H. SPILKER

JOYCE D. SPILKER


CLARK H. SPILKER TRUST

BY: 
CLARK H. SPILKER, Trustee

BY: 
JANET SPILKER, Trustee