

ORDER NO. 176593/STG

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
KAREN AVANESYAN  
1745 SOUTH STATE STREET  
OREM, UT. 84097

## WARRANTY DEED

BLACKSTONE INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

Grantor, organized and existing under the laws of the State of Utah with its principal office at 1115 WEST CHANDLER DRIVE, ST. GEORGE, County of WASHINGTON, State of UT hereby CONVEYS and WARRANTS to

KAREN AVANESYAN

Grantee,

of OREM, County of UTAH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SEVIER county, State of UT, to-wit

See Attached Exhibit "A"

1-S5-23

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto affixed by its duly authorized Members, this 17th day of May, 2022.

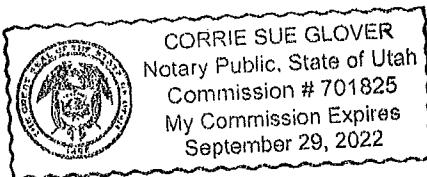
BLACKSTONE INVESTMENTS, LLC,  
a Utah Limited Liability Company

BY:

  
JAN DAHLE-ADAMSON, Manager

STATE OF UTAH )  
                  §  
COUNTY OF WASHINGTON )

On the 17th day of May, 2022, personally appeared before me JAN DAHLE-ADAMSON, who being duly sworn, did say that he/she is the Manager of BLACKSTONE INVESTMENTS, LLC, a Utah Limited Liability Company, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.



Notary Public  
My Commission Expires:  
Residing at:

File No. 176593

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Beginning at a point on the Northerly right-of-way line of Interstate 70 that is located North 00°43'43" West 1253.43 feet along the section line and North 80°40'12" West 723.95 feet along said right-of-way line from the Southeast corner of Section 36, Township 21 South, Range 1 West, Salt Lake Base and Meridian; running thence along said right-of-way line North 80°40'12" West 106.72 feet and North 89°35'31" West 45.31 feet to the extension of a block wall; thence North 18°28'13" West 309.95 feet along a block wall and extensions thereof; thence North 00°37'00" East 15.43 feet to the South line of an existing access and utility easement; thence North 87°58'21" East 254.26 feet along said easement line to the extension of a block wall; thence South 00°55'46" West 336.08 feet along said block wall and extensions thereof to the point of beginning.

**TOGETHER WITH BELOW-DESCRIBED EXISTING ACCESS & UTILITY EASEMENT:**  
Commencing at a point on the East right-of-way line of the state road, at a point 204 feet South of the North line of the South half of the Northeast Quarter of the Southeast Quarter (North 00°43'43" West 1739.42 feet along the section line and West 1194.58 feet from the Southeast corner) of Section 36, Township 21 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°37' West along said right-of-way 50 feet; thence North 87°58'21" East 642 feet; thence North 0°37' East 50 feet; thence South 87°58'21" West 642 feet to the point of beginning.

**TOGETHER WITH BELOW-DESCRIBED EASEMENT #2:**

A 25 foot wide easement for a sign, utilities, operation and maintenance thereof, described as follows: Beginning at a point being located North 00°43'43" West 1253.43 feet along the section line and North 80°40'12" West 830.67 feet and North 89°35'31" West 45.31 feet along said right-of-way line from the Southeast corner of Section 36, Township 21 South, Range 1 West, Salt Lake Base and Meridian; running thence North 89°35'31" West 68.57 feet along said right-of-way line; thence North 00°24'29" East 25.00 feet; thence South 89°35'31" East 60.03 feet to the East line of said Parcel 1; thence South 18°28'13" East 26.42 feet along said East line to the point of beginning.

**SUBJECT TO BELOW-DESCRIBED EASEMENT #1:**

A 25 foot wide easement, described as follows: Beginning at a point on the East line of above-described parcel that is located North 00°43'43" West 1393.11 feet along the section line and West 712.24 feet from the Southeast corner of Section 36, Township 21 South, Range 1 West, Salt Lake Base and Meridian; running thence North 79°40'21" West 165.10 feet to the West line of said Parcel 2; thence North 18°28'13" West 28.53 feet along said West line; thence South 79°40'21" East 174.70 feet to the East line of said parcel; thence South 00°55'46" West 25.34 feet along said East line to the point of beginning.