

Recorded at Request of \_\_\_\_\_  
at M Fee Paid \$ \_\_\_\_\_  
by \_\_\_\_\_ Dep Book \_\_\_\_\_ Page \_\_\_\_\_ Ref \_\_\_\_\_  
Mail tax notice to Entrada Golf L L C Address c/o 285 N Bluff St. George UT 84770

# WARRANTY DEED

(Special)

MOSS FARM INVESTMENTS a Utah General Partnership grantor  
of St George Washington County State of Utah hereby  
CONVEYS AND WARRANTS against all claiming by through or under it  
to ENTRADA GOLF L L C a Utah Limited Liability Company grantee  
of St George UT 84770 for the sum of  
\$10 00 & other valuable consideration DOLLARS  
the following described tracts of land in Washington County  
State of Utah

SEE ATTACHMENTS FOR LEGAL DESCRIPTIONS

RESERVING unto the Grantor such easements as may be reasonably required for roads utilities rights of way and the like consistent with the residential development of the surrounding property held by the Grantor

GRANTING to Grantee such easements over Grantor's surrounding property as may be reasonably required for ingress and egress to the property and for bringing utilities to the property such easements to be located as determined by Grantor

WITNESS th hands of said grantor<sup>s</sup> this 10th day of April A D 19 95

Signed in the Presence of \_\_\_\_\_

MOSS FARM INVESTMENTS a Utah General Partnership  
By Brent Beesley  
H Brent Beesley Managing Member  
of FLESSA MAE L L C Partner

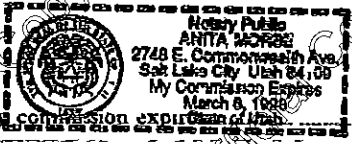
STATE OF UTAH } ss

County of Salt Lake }  
On the 10th day of April

personally appeared before me H Brent Beesley Managing Member of FLESSA MAE L L C Partner of MOSS FARM INVESTMENTS a Utah General Partnership on behalf of said Partnership the signer of the within instrument who duly acknowledged to me that he executed the same

00497521 BY 0900 P 0480

RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1995 APR 14 16 29 PM FEE \$25 00 BY CB  
FOR SOUTHERN UTAH TITLE CO



Anita Morse  
Notary Public

Residing in \_\_\_\_\_

### PARCEL 1

(Includes Hole #7, #8)

A parcel of land located within the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the West Quarter corner of said Section 3 a found 1968 BLM Brass Cap thence North 89°27'54" East along the Center section line 1103.86 feet to the true point of beginning thence North 89°27'54" East along the said section line 760.00 feet thence South 00°32'06" East 159.86 feet thence South 32°50'08" East 356.33 feet thence South 31°02'36" East 371.45 feet thence South 17°00'25" East 430.71 feet to the beginning of a curve to the right said curve having a central angle of 22°24'55" a radius of 247.50 feet and a chord that bears South 75°19'12" West 96.21 feet thence along the arc of said curve 96.83 feet to the beginning of a reverse curve to the left said curve having a central angle of 01°23'32" a radius of 292.50 feet and a chord that bears South 85°49'54" West 7.11 feet thence along the arc of said curve 7.11 feet thence North 45°04'46" West 399.46 feet thence North 31°02'36" West 366.75 feet thence North 32°50'08" West 451.18 feet thence South 77°13'02" West 210.71 feet thence North 88°44'47" West 359.68 feet to the beginning of a curve to the left said curve having a central angle of 03°39'37" a radius of 1425.00 feet and chord that bears North 47°55'48" West 91.02 feet thence along the arc of said curve 91.04 feet thence North 40°13'27" East 274.45 feet to the true point of beginning

Contains 12.000 acres more or less

### PARCEL 2

(Including Hole #9)

A Parcel of land located within the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 3 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being particularly described as follows

Commencing at the West Quarter Corner of said Section 3 a found 1968 BLM Brass Cap thence North 89°27'54" East along the Section line 770.30 feet thence South 211.61 feet to the true point of beginning which lies on a curve to the right having a central angle of 5°06'24" a radius of 1325.00 feet and a chord that bears South 52°13'22" East 118.06 feet thence along the arc of said curve 118.10 feet thence South 40°18'50" West 29.76 feet thence South 29°47'36" East 412.31 feet thence South 15°45'25" East 547.92 feet thence South 42°00'14" West 300.00 feet thence South 56°49'43" West 718.27 feet thence South 20°19'10" West 82.58 feet thence North 43°29'01" West 329.93 feet thence North 36°07'51" East 61.48 feet thence North 50°17'52" East 364.64 feet thence North 53°28'15" East 495.33 feet thence North 15°45'25" West 340.86 feet thence North 01°43'15" West 499.38 feet thence North 35°12'51" East 43.01 feet to the true point of beginning

Contains 12.824 acres more or less

**PARCEL 3**

(including Holes #5 #6)

A parcel or land located within the Southwest Quarter of the Southeast Quarter the Southeast Quarter of the Southwest Quarter the Northeast Quarter of the Southwest Quarter or Section 3 and the Northeast Quarter of the Northeast Quarter of Section 10 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the North Quarter corner of said Section 10 a found 1968 BLM Brass cap also being the true point of beginning thence along the section line South 00°27'28" East 79.96 feet to the beginning of a curve to the right said curve having a central angle of 01°47'17" a radius of 4975.00 feet and a chord that bears North 39°04'15" West 155.25 feet thence along the arc of said curve 155.25 feet thence North 40°02'55" East 575.82 feet thence North 42°34'32" West 455.43 feet thence North 46°19'13" West 492.14 feet thence North 33°35'00" West 247.80 feet to the beginning of a curve to the right having a central angle of 26°58'45" a radius of 247.50 feet and a chord that bears North 73°02'18" East 115.47 feet thence along the arc of said curve 116.54 feet to the beginning of a reverse curve to the left said curve having a central angle of 30°06'40" a radius of 292.50 feet and a chord that bears North 71°28'20" East 151.96 feet thence along the arc of said curve 153.02 feet to a point of tangency thence North 56°25'00" East 86.42 feet to the beginning of a curve to the right said curve having a central angle 100°06'36" a radius of 20.00 feet and a chord that bears South 73°31'44" East 30.67 feet thence along the arc of said curve 34.94 feet to the beginning of a reverse curve to the left said curve having a central angle of 40°32'47" a radius of 572.50 feet and a chord that bears South 43°44'49" East 396.74 feet thence along the arc of said curve 405.14 feet thence South 25°58'48" West 73.69 feet thence South 46°19'13" East 151.12 feet thence South 42°34'32" East 425.23 feet thence South 28°32'22" East 412.31 feet thence South 00°05'29" East 88.73 feet thence North 86°15'44" West 71.16 feet thence South 61°40'02" West 273.52 feet thence South 68°39'52" West 378.45 feet to the true point of beginning

Contains 13.392 acres more or less

**PARCEL 4**

(Including Holes #1 #2 #3 #4)  
Driving Range Area

A parcel of land located within the South Half of the Southwest Quarter of Section 3 the Northeast Quarter of the Northwest Quarter the Northwest Quarter of the Northeast Quarter the Southwest Quarter of the Northeast Quarter all parts of Section 10 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the Center Section corner of Section 10 a found Washington County Brass cap thence North 00°27'28" West 186.71 feet along said section line thence East 179.64 feet to the true point of beginning thence North 00°19'15" East 23.54 feet thence North 09°35'55" West 509.47 feet thence North 17°50'09" East 288.60 feet thence North 15°00'51" West 270.42 feet thence North 45°27'35" West 161.03 feet thence North 41°29'25" West 485.82 feet thence North 32°22'34" West 180.21 feet thence North 54°00'33" West 612.70 feet thence North 27°32'02" West 610.15 feet thence South 62°29'21" West 131.35 feet thence North 09°31'11" West 36.90 feet to the beginning of a curve to the left said curve having a central angle of 32°58'54" a radius of 397.50 feet and a chord that bears North 25°00'38" West 225.67 feet thence along the arc of said curve 228.82 feet thence North 17°29'55" East 184.00 feet thence North 02°25'00" East 526.44 feet thence South 87°35'00" East 87.69 feet to the beginning of a curve to the left having a central angle of 29°41'35" a radius of 320.00 feet and a chord that bears North 77°34'12" East 163.99 feet thence along the arc of said curve 165.84 feet thence South 33°35'00" East 41.94 feet thence South 52°01'06" East 158.11 feet thence South 26°27'30" East 80.62 feet thence North 56°25'00" East 80.00 feet thence South 33°35'00" East 595.16 feet to the beginning of a curve to the left said curve having a central angle of 07°43'54" a radius of 5075.00 feet and a chord that bears South 37°26'57" East 684.31 feet thence along the arc of said curve 684.83 feet to a point of intersection of the North-South Center Section line thence South 00°27'28" East 352.80 feet along said section line thence South 46°30'06" East 1070.39 feet thence North 89°02'26" East 384.82 feet thence South 48°30'00" East 81.41 feet thence South 40°01'38" West 1457.55 feet thence Due West 90.00 feet to the true point of beginning

Contains 56.544 acres more or less

Less and excepting therefrom the following described Washington County Property

A parcel of land within the Northwest Quarter of the Northeast Quarter of Section 10 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the North Quarter corner of Section 10 a found 1968 BLM Brass cap thence South 00°27'28" East along said section line 567.73 feet to the true point of beginning thence South 00°27'28" East along said section line 716.73 feet thence South 41°29'25" East 11.86 feet thence South 45°27'35" East 33.60 feet thence North 89°02'26" East 739.02 feet thence North 46°30'06" West 1070.39 feet to the true point of beginning

Contains 6.619 acres more or less

PARCEL 6

(including Holes #10 #11 #12 #13 #14 #18)

A parcel of land located within the North Half of the Southwest Quarter the Northwest Quarter of Section 10 and the South Half of the Southwest Quarter of Section 3 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the South Quarter corner of Section 10 a found rebar thence North 00°27'15" West along the section line 1367.99 feet to the north right-of-way of 2000 North street thence South 89°14'02" West along said right-of-way 161.18 feet to the true point of beginning thence South 89°14'02" West along said right-of-way 717.67 feet thence North 12°58'08" West 197.42 feet thence North 27°31'04" West 156.68 feet thence North 17°57'05" West 146.64 feet thence North 01°07'27" West 227.32 feet thence North 39°02'55" East 95.81 feet thence North 77°05'18" East 146.08 feet thence North 00°59'43" West 68.00 feet thence North 40°17'27" West 284.85 feet thence South 75°47'19" West 215.09 feet thence North 45°41'41" West 330.58 feet thence North 21°03'54" West 216.98 feet thence North 11°40'08" West 518.12 feet thence North 47°37'40" West 204.27 feet thence South 87°27'33" West 90.95 feet to the beginning of a curve to the left said curve having a central angle of 04°00'26" a radius of 572.50 feet and a chord that bears North 00°17'41" West 40.03 feet thence along the arc of said curve 40.04 feet thence North 87°27'33" East 96.00 feet thence South 52°48'27" East 234.60 feet thence South 24°55'47" East 25.00 feet thence North 80°07'21" East 134.77 feet thence North 14°44'58" West 372.40 feet thence South 79°01'43" West 268.45 feet thence South 77°21'19" West 105.08 feet to the beginning of a curve to the left said curve having a central angle of 03°37'56" a radius of 572.50 feet and a chord that bears North 14°35'12" West 36.29 feet thence along the arc of said curve 36.29 feet thence North 75°43'33" East 259.07 feet thence North 19°52'43" West 342.86 feet thence North 72°52'29" West 137.28 feet thence North 36°19'23" West 172.47 feet thence North 17°00'32" West 294.45 feet thence North 33°15'56" West 333.75 feet thence North 42°20'20" West 153.95 feet thence North 56°00'33" East 285.12 feet thence South 68°58'06" East 89.50 feet thence South 32°36'25" East 763.86 feet thence South 18°49'51" East 230.01 feet thence North 7°49'15" East 53.85 feet thence North 18°21'02" West 244.35 feet thence North 00°40'14" East 579.82 feet thence North 20°03'51" East 349.50 feet thence North 45°00'45" East 150.64 feet thence South 09°31'11" East 194.61 feet to the beginning of a curve to the left having a central angle of 21°39'32" a radius of 622.50 feet and a chord that bears South 20°20'57" East 233.92 feet thence along the arc of said curve 235.32 feet thence South 31°10'43" East 54.98 feet thence South 39°39'46" West 109.17 feet thence South 00°40'14" West 425.52 feet thence South 18°21'02" East 348.12 feet thence South 11°03'53" West 352.91 feet thence South 22°24'51" East 262.79 feet thence South 18°00'34" East 406.09 feet thence South 42°16'19" East 912.92 feet thence South 07°36'23" East 504.85 feet thence South 07°36'23" East 504.85 feet thence South 06°25'48" West 110.47 feet thence South 07°02'59" East 330.47 feet thence South 62°25'56" East 182.27 feet thence South 07°02'59" East 79.54 feet to the true point of beginning

Contains 54.518 acres more or less

**PARCEL 7**

(Including Note #15 #16 #7)

A parcel of land located within the Southwest Quarter of the Northwest Quarter of section 10 Township 42 South Range 16 West Salt Lake Base and Meridian said parcel being more particularly described as follows

Commencing at the West Quarter corner of Section 10 a found 1968 BLM Brass cap Thence North 89°18'30" East along the section line 360.16 feet thence North 745.84 feet to the true point of beginning thence North 594.25 feet thence South 79°39'53" East 21.75 feet thence North 58°15'11" East 26.15 feet thence South 27°15'56" East 259.14 feet to the beginning of a curve to the right having a central angle of 29°20'16" a radius of 527.50 feet and a chord that bears South 12°35'48" East 267.16 feet thence along the arc of said curve 270.10 feet thence South 87°27'33" West 233.97 feet thence South 68°28'13" West 186.83 feet to the true point of beginning

Contains 4.096 acres more or less