

Recording Requested by:
First American Title Insurance Agency, LLC
365 South Main
Cedar City, UT 84720
(435)586-4476

AFTER RECORDING RETURN TO:
Ronald L. & Leslie E. Hardy Unitrust
75 Sunset Drive
Cedar City, UT 84720

00527644 Bx01029 Pg01618-01619
PATSY CUTLER - IRON COUNTY RECORDER
2006 APR 14 16:30 PM FEE \$13.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **362-4624983 (md)**
A.P.N.: **B-1103-5; Acct. No. 259215**

Lawrence E. Daniel, Grantor, of **Cedar City, Iron** County, State of **UT**, hereby CONVEY AND WARRANT to

Ronald L. Hardy and Leslie E. Hardy, Trustees of the Ronald L. and Leslie E. Hardy Charitable Remainder Unitrust, dated November 28, 2001, Grantee, of **Cedar City, Iron** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Iron** County, State of **Utah**:

PARCEL 2:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE 1,103.92 FEET; THENCE N90°00'00"E, 703.87 FEET TO THE POINT OF BEGINNING; THENCE N22°20'36"W, 84.89 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 48°04'27"; THENCE NORTHWESTERLY ALONG SAID CURVE 83.91 FEET; THENCE N70°25'03"W, 89.51 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 25°29'28"; THENCE NORTHWESTERLY ALONG SAID CURVE 44.49 FEET; THENCE N44°55'36"W, 105.07 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 552.00 FEET, AND A CENTRAL ANGLE OF 03°34'50". (RADIUS POINT BEARS N30°56'22"W). SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF ALTAMIRA AVENUE; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID STREET LINE 34.49 FEET; THENCE DEPARTING SAID LINE AND RUNNING S44°55'36"E, 127.69 FEET; THENCE N33°37'33"E, 13.26 FEET; THENCE N44°14'08"E, 248.00 FEET; THENCE S88°20'17"E, 19.86 FEET; THENCE S00°43'39"E, 158.83 FEET; THENCE N89°58'47"E, 60.00 FEET; THENCE N00°43'39"W, 84.78 FEET; THENCE N89°04'24"E, 160.57 FEET; THENCE S00°52'47"E, 306.06 FEET; THENCE S89°37'58"W, 258.51 FEET TO THE POINT OF BEGINNING. CONTAINING 2.48 ACRES.

SUBJECT TO A 7.50 FOOT PUBLIC UTILITIES EASEMENT ALONG THE EAST PROPERTY LINE.

SUBJECT TO A 5.00 FOOT PUBLIC UTILITIES EASEMENT ALONG THE NORTHWESTERLY AND NORTH PROPERTY LINES.

SUBJECT TO A 10.00 FOOT PUBLIC UTILITIES EASEMENT ADJACENT TO ALTAMIRA AVENUE.

PARCEL 3:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE 1,288.52 FEET; THENCE N90°00'00"E, 58.14 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF 75 EAST STREET AND ON THE SOUTH LINE OF ALTAMIRA AVENUE; THENCE N89°41'00"E, ALONG THE SOUTH LINE OF ALTAMIRA AVENUE 187.04 FEET; THENCE DEPARTING SAID LINE AND RUNNING THENCE S00°50'16"E, 259.95 FEET; THENCE S89°41'00"W, 187.04 FEET TO A POINT LOCATED ON THE EAST LINE OF 75 EAST STREET; THENCE N00°50'16"W, ALONG SAID LINE 259.95 FEET TO THE POINT OF BEGINNING. CONTAINING 1.12 ACRES.

SUBJECT TO A 10.00 FOOT PUBLIC UTILITIES EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES ADJACENT TO 75 EAST STREET AND ALTAMIRA AVENUE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2006 and thereafter.

Witness, the hand(s) of said Grantor(s), this ~~January 14, 2006~~ April 13, 2006

[Signature]
Lawrence E. Daniel

STATE OF **Utah**)
)Ss.
COUNTY OF **Iron**)

On April 13, 2006, personally appeared before me, **Lawrence E. Daniel** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
Notary Public
Lee R. Larson
(Printed Name)

My Commission expires: 10/06/2008

