

WHEN RECORDED RETURN AND
SEND TAX NOTICES TO:
Hotel Moab LLC
1018 W. Atherton Dr.
Taylorsville, UT 84123

Ent **538609** Bk **904** Pg **153**
Date: 18-Sep-2020 11:55 AM
Fee: \$40.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Cottonwood Title Insurance A
Recorded Electronically by Simplifile

Parcel Nos. 01-0001-0148, 01-0001-0127

129089 JCP

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hotel Moab LLC, a Utah limited liability company, who acquired title as Hotel Moab, LLC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to Hotel Moab LLC, a Utah limited liability company ("Grantee"), the following described real property situated in Grand County, State of Utah:

(See attached Exhibit A)

TOGETHER WITH all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other mineral interests in, on, under or above the property.

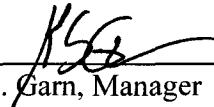
SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

This Special Warranty Deed may be executed in counterparts.

This Special Warranty Deed is dated this ^{to be effective} 18th day of September, 2020.

GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company



Kevin S. Garn, Manager

Michael H. Bynum, Manager

David Webster Sr., Manager

David Webster Jr., Manager

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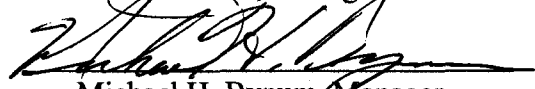
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a Utah limited liability company

Kevin S. Garn, Manager


Michael H. Bynum, Manager

David Webster Sr., Manager

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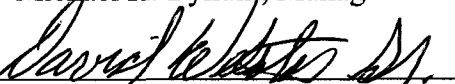
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GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company

Kevin S. Garn, Manager

Michael H. Bynum, Manager



David Webster Sr., Manager

David Webster Jr., Manager

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a Utah limited liability company

Kevin S. Garn, Manager

Michael H. Bynum, Manager

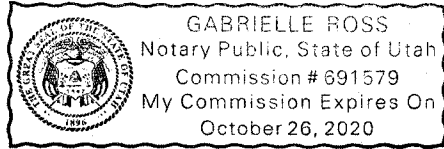
David Webster Sr., Manager



David Webster Jr., Manager

STATE OF Utah)
)
) :SS
COUNTY OF DAVIC)

The foregoing instrument was acknowledged before me this 15 day of September, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.



Gabrielle Ross
NOTARY PUBLIC

STATE OF _____)
)
) :SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
)
) :SS
COUNTY OF _____)

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NOTARY PUBLIC

STATE OF _____)
)
) :SS
COUNTY OF _____)

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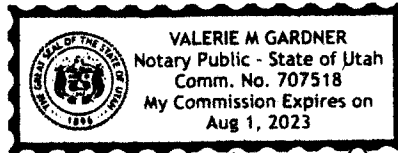
NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

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NOTARY PUBLIC

STATE OF Utah)
:SS
COUNTY OF Grand)



The foregoing instrument was acknowledged before me this 14th day of September, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Valerie M. Gardner
NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

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NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

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NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

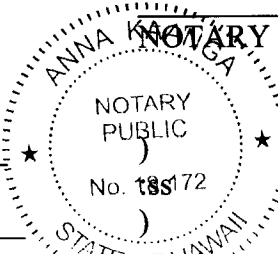
The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

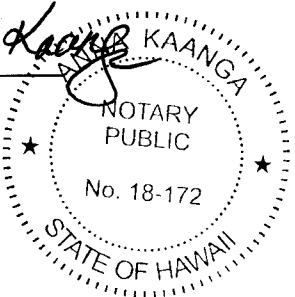
The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Doc. Date: 09-08-20 # Pages 3
 Notary Name: Anna Kaanga First Circuit
 Doc. Description Special Warranty Deed
 STATE OF Hawaii)
 COUNTY OF Honolulu)
 Notary Signature Anna Kaanga Date 09-08-20
 Commission expires: 01-22-2022



The foregoing instrument was acknowledged before me this 8th day of Sept, 2020, by David Webster Sr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

ANNA KAANGA Anna Kaanga
 NOTARY PUBLIC
 STATE OF HAWAII



STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

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NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Sr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF Utah)
:SS
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 15 day of September, 2020, by David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Heather Peterson
NOTARY PUBLIC

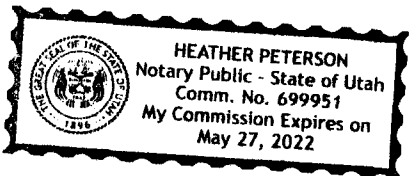


EXHIBIT A
To Special Warranty Deed

PARCEL 1:

Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.1 feet; thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet; thence South 1486.6 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the West right of way of 100 West Street South 00°21' West 457.30 feet to a corner; thence North 85°27' West 147.70 feet to a corner; thence North 80°05' West 16.9 feet to a corner; thence North 87°53' West 33.5 feet to a corner; thence South 76°45' West 4.8 feet to a corner; thence North 79°06' West 9.0 feet to a corner; thence along the arc of a 1292.5 foot radius curve to the right 57.7 feet (described as 57.2 feet in some instruments of record) (said curve has a chord which bears North 80°23' West 57.7 feet) to a corner; thence North 63°01' East 54.70 feet to a corner; thence North 22°23' East 20.5 feet to a corner; thence North 00°08' West 58.7 feet to a corner; thence along a fence line South 88°43' West 244.6 feet to a corner; thence North 52°27' East 60.6 feet to a corner; thence North 08°13' East 77.4 feet to a corner; thence North 00°34' West 229.2 feet to a corner; thence along a fence line South 89°38' East 210.1 feet; thence along a fence line North 89°33' East 87.8 feet to a corner on the West line of Manzaneres; thence South 9.0 feet to the Southwest corner of Manzaneres; thence North 89°26' East 103.9 feet to the point of beginning.

LESS any portion within 100 West Street and/or Williams Way.

PARCEL 2:

Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 00°12' East 58.9 feet; thence South 22°19' West 20.5 feet; thence South 62°57' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 146.53 feet, the chord of which bears North 84°59' West 146.53 feet; thence North 88°14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79°55' West 108.3 feet; thence North 62°06' West 28.5 feet to the South line of Davis tract; thence with said tract South 88°06' East 26 feet; thence North 52°23' East 86.8 feet; thence North 88°43' East 244.6 feet to the point of beginning.

WHEN RECORDED, PLEASE RETURN TO:

50 W. 100 S
Moab, UT
84532

Ent 543705 Bk 930 Pg 58 - 64
Date: 20-JAN-2022 12:09:07PM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

QUIT CLAIM DEED

Hotel Moab II, LLC, a Utah limited liability company, and Hotel Moab, LLC, a Utah limited liability company, Grantor, hereby Quit Claim to Hotel Moab, LLC, a Utah limited liability company, Grantee, for the sum of 10.00 Dollars, the following described tract of land in Grand County, State of Utah:

See attached Exhibit "A"

TOGETHER With all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other minerals interest in, on, under or above the property.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

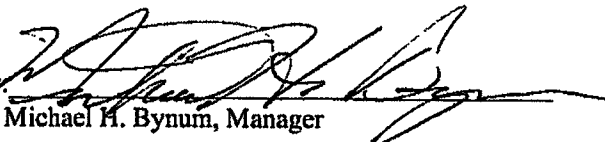
This Quit Claim Deed may be executed in Counterparts.

This Quit Claim Deed is dated to be effective this 12th day of October 2021.

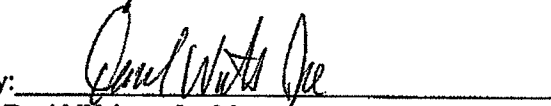
GRANTOR:

HOTEL MOAB, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

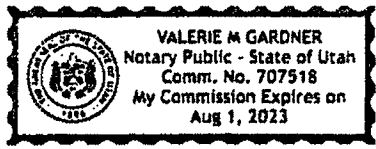
By: 
Kevin S. Garn, Manager

By: 
David Webster Jr., Manager

STATE OF Utah)
COUNTY OF Grand) :ss

The foregoing instrument was acknowledged before me on this 20 day of January, 2022, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

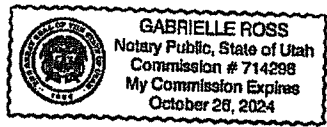
Valerie M. Gardner
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Davis) :ss

The foregoing instrument was acknowledged before me on this 14 day of October, 2021, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

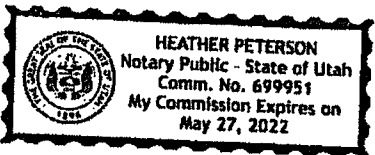
Gabrielle Ross
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Salt Lake) :ss

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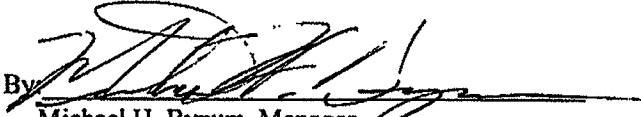
Heather Peterson
NOTARY PUBLIC



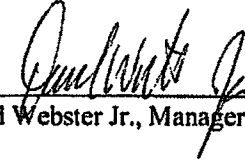
GRANTOR:

HOTEL MOAB II, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

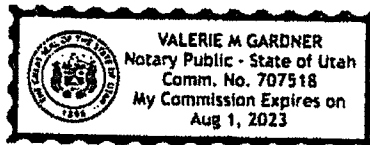
By: 
Kevin S. Gam, Manager

By: 
David Webster Jr., Manager

STATE OF Utah)
COUNTY OF Grand) :ss

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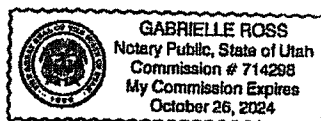
Valerie M. Gardner
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STATE OF Utah)
COUNTY OF Davis) :ss

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Gabrielle Ross
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Salt Lake) :ss

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Heather Peterson
NOTARY PUBLIC

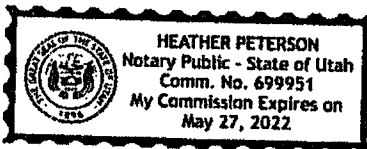


Exhibit "A"

NEW PARCEL 01-0001-0148

Beginning at a point on the West right-of-way of 100 West Street, said point being South 1486.60 feet; thence West 266.10 feet from the North $\frac{1}{4}$ corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 20°50'05" West 141.8 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding with said right of way thence South 00°21'00" West 457.30 feet to the north Right of way of Williams Way; thence with said right-of-way the following three courses: North 85°27'00" West 212.97 feet to a point being 1' behind the city sidewalk; thence parallel along sidewalk with a curve having a radius of 1339.66 feet, to the left with an arc length of 165.17 feet, (a chord bearing of North 82°51'44" West 165.06 feet); thence North 86°56'37" West 56.50 feet; thence North 00°01'16" West 172.73 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet, (a chord bearing of North 22°06'52" East 26.76 feet); thence North 44°35'18" East 23.05 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.71 feet, (a chord bearing of North 00°25'21" West 4.24 feet); thence North 45°26'00" West 15.03 feet; thence North 45°04'15" East 153.04 feet; thence North 43°50'47" West 7.46 feet; thence North 45°56'17" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet, (a chord bearing of North 03°53'37" East 4.02 feet); thence North 41°50'19" East 57.12 feet; thence North 00°33'24" West 17.26 feet; thence South 89°38'00" East 67.56 feet; thence North 89°33'00" East 87.80 feet; thence South 9.00 feet; thence North 89°26'00" East 103.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 3.92 Acres.

Also: a 22' Wide shared access easement, located within the Northwest Quarter of Section 1. T26S, R21E, SLBM, being 11' feet right and left of the following described centerline:

Beginning at a point being South 62°38'59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48°09'41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet, (a chord bearing of South 01°32'43" East 36.34 feet); thence South 45°04'15" West 190.62 feet; thence with a curve having a radius of 24.02 feet, to the left with an arc length of 25.08 feet, (a chord bearing of South 29°30'56" West 23.96 feet); thence South 00°01'16" East 173.30 feet to the point of terminus.

Including: Beginning at a point being South 56°00'10" West 395.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45°04'15" East 87.33 feet; thence with a curve turning to the right with an arc length of 23.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67°15'03" East 22.65 feet; thence North 89°25'52" East 194.76 feet to point of terminus.

