

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICES TO:
Moab Hotel Partners I, LLC
748 W Heritage Park Blvd., Ste. 203
Layton, Utah 84041

Ent 540840 Bk 916 Pg 312 - 313
Date: 12-May-2021 01:27 PM
Fee: \$40.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Cottonwood Title Insurance A
Recorded Electronically by Simplifile

Parcel No. 01-0001-0024

143370-JCP

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Colin Don Fryer, an individual, Grantor, of Grand County, Utah, hereby grants, conveys and warrants to Moab Hotel Partners I, LLC, a Utah limited liability company, Grantee, the real property located in Grand County, State of Utah described as follows:

BEGINNING AT THE SOUTH QUARTER OF SECTION 1, T26S, R21E, SLB&M, THENCE SOUTH 154.25 FEET AND EAST 346.60 FEET TO THE TRUE POINT OF BEGINNING AND PROCEEDING THENCE NORTH 14°32' WEST 245.68 FEET TO AN ANGLE POINT; THENCE NORTH 6°27' WEST 160.68 FEET TO A CORNER; THENCE NORTH 79°19' EAST 159.94 FEET ALONG A LINE WHICH IS COMMON WITH THE NORTH SIDE OF A PARTITION IN THE P & K BUILDING TO A CORNER; THENCE TO THE LEFT 444.4 FEET ALONG THE ARC OF A 1°09' CURVE HAVING A RADIUS OF 4971.15 FEET; A CHORD DISTANCE OF 444.31 FEET WHICH BEARS SOUTH 16°00' EAST TO A CORNER AT THE TOE OF THE NORTH BANK OF PACK CREEK; THENCE WEST 200 FEET TO THE POINT OF BEGINNING.

LESS ANY PORTION WITHIN HIGHWAY 191.

(For Reference: Parcel No. 01-0001-0024)

TOGETHER WITH all improvements located thereon; all easements and rights-of-way, if any, 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 easements, rights of way, encumbrances and other matters of record.

(signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12th day of May, 2021.

Colin Don Fryer
Colin Don Fryer

State of Utah)
County of Salt Lake) ss.

On the 12th day of May, 2021, personally appeared before me Colin Don Fryer, the signer of the above instrument, who duly acknowledged to me that he executed the same.

Geraldine Jensen
Notary Public
My Commission expires 6/10/22
Residing at Salt Lake

