

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

Ent 540841 Bk 916 Pg 314 - 315
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. 01-0001-0023

143854-JOP

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 II, LLC, a Utah limited liability company, Grantee, the real property located in Grand County, State of Utah described as follows:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 191, WHICH POINT LIES EAST 621.1 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, T26S, R21E, SLB&M, THENCE TO THE RIGHT 100 FEET AROUND AN ARC OF 4851.2 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 14°16' WEST 100 FEET; THENCE NORTH 76°40' EAST 385 FEET; THENCE SOUTH 2°59' EAST 185.6 FEET; THENCE WEST 358 FEET TO THE BEGINNING.

(For Reference: Parcel No. 01-0001-0023)

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.

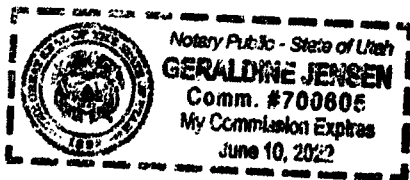
(signature page follows)

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

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