

**WHEN RECORDED MAIL DEED AND TAX NOTICE TO:**

MOENKOPI PARTNERS, L.L.C.  
2255 N. TUWEAP DR. #17  
ST. GEORGE, UTAH 84770

00629568 Bk 1294 Pg 0721  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1998 DEC 21 16:26 PM FEE \$18.00 BY BJ  
FOR: SOUTHERN UTAH TITLE CO

Order No. 83170  
Tax I.D. No.

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP, grantor(s), of St. George, County of Washington, State of Utah, hereby

**CONVEY and WARRANT against all claiming by,  
through or under Grantor(s) to**

MOENKOPI PARTNERS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, grantee(s) of St. George, County of Washington, State of Utah, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in WASHINGTON County, State of UTAH:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

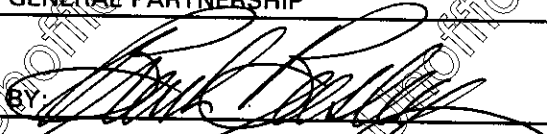
TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

SUBJECT TO and TOGETHER WITH the following described easements described in Exhibits "B" and "C"

WITNESS the hand(s) of said grantor(s) this 18th day of December, A. D. 1998.

MOSS FARM INVESTMENTS, A UTAH  
GENERAL PARTNERSHIP

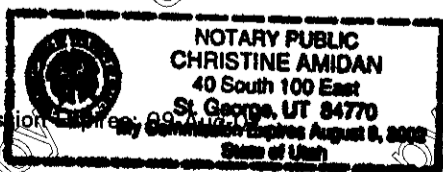
BY:   
H. BRENT BEESLEY, MANAGER, ELLESSA  
MAE, LLC, A UTAH LIMITED LIABILITY  
COMPANY, MANAGING PARTNER

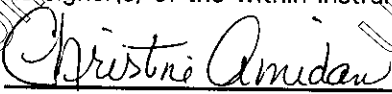
STATE OF UTAH

NOTARY

County of Washington

On the 18th day of December A. D. 1998 personally appeared before me, H. BRENT BEESLEY, MANAGER, ELLESSA MAE, LLC, A UTAH LIMITED LIABILITY COMPANY, MANAGING PARTNER OF MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP, the signer(s) of the within instrument, who duly acknowledge to me that HE executed the same.



  
CHRISTINE AMIDAN, Notary Public  
Notary Public residing at: St. George, Utah

**EXHIBIT "A" - LEGAL DESCRIPTION**

A parcel of land located within the South One-Half (S1/2) of Section 3, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

**PROOFREAD**

Beginning at the South Quarter (S1/4) corner of Section 3, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 89° 32' 45" West 719.68 feet along the Section line and North 01° 27' 15" West 993.03 feet to the point of beginning, said point also being on the Northerly right-of-way line of Tuacahn Parkway (80' wide); thence along said right-of-way line North 34° 22' 47" West 1290.87 feet to a point of curvature to the left with a radius of 1370.00 (radius point bears South 55° 37' 13" West); thence along said curve 104.03 feet; thence North 38° 43' 50" West 97.38 feet; thence leaving said Tuacahn Parkway right-of-way North 55° 04' 01" East 273.04 feet; thence North 77° 13' 02" East, 217.03 feet; thence South 32° 50' 08" East 451.18 feet; thence South 31° 02' 36" East, 366.75 feet; thence South 44° 42' 14" East 427.13 feet to a point on the Northwesterly right-of-way of a proposed road (50' wide), said point being on a 250.00 foot radius curve to the left (radius point bears South 50° 36' 56" East); thence along said curve 190.81 feet to a point of reverse curvature with a 200.00 foot radius curve to the right (radius point bears South 85° 39' 18" West); thence along said reverse curve 209.32 feet to a point of compound curvature with a 100.00 foot radius curve to the right (radius point bears North 34° 22' 47" West); thence along said compound curve 23.55 feet; thence South 69° 06' 41" West 51.36 feet to a point of curvature with a 100.00 foot radius curve to the left; thence 23.55 feet along the arc of said curve; thence South 55° 37' 13" West, 70.26 feet to a point of curvature with a 20.00 foot radius curve to the right; thence along said curve 31.42 feet to the point of beginning.

\* \* \*

HBB



# BULLOCH BROTHERS ENGINEERING INC.

Civil Engineers \* Land Surveyors \* Land Planners

00629568 BK 1294 Pg 0723

14 DECEMBER 1998

EXHIBIT "B"

## DESCRIPTION FOR ENTRADA COMPANY 5-FOOT PERPETUAL TRAIL EASEMENT ALONG SNOW CANYON PARKWAY

A five (5) foot wide Perpetual Trail Easement along the easterly side of a fifteen (15) foot utilities easement running along the easterly side of Snow Canyon Parkway across a parcel of land located in the south half of Section 3, T42S, R16W, SLB&M, more particularly described as follows:

BEGINNING at a point S 89°32'45" W 719.68 feet along the section line and N 00°27'15" W 993.03 feet from the South ¼ Corner of Section 3, T42S, R16W, SLB&M, said point being on the northeasterly right-of-way line of Snow Canyon Parkway, thence N 55°37'13" E 15.00 feet and S 34°22'37" E 19.36 feet to the TRUE POINT OF BEGINNING; and running thence N 34°22'37" W 1310.23 feet to a point of curvature of a 1385.00 foot radius curve to the left; thence along the arc of said curve 105.17 feet to a point of tangency; thence N 38°43'50" W 96.38 feet; thence N 55°04'01" E 5.01 feet; thence S 38°43'50" E 96.05 feet to a point of curvature of a 1390.00 foot radius curve to the right; thence along the arc of said curve 105.55 feet to a point of tangency; thence S 34°22'37" E 1310.87 feet to a point on a 20.00 foot radius curve to the right (radius point bears N 34°22'37" W); thence westerly along the arc of said curve 5.05 feet to the point of beginning.

CONTAINING 7561 sq. ft. (0.17358 acres).

12/14/98 rgm

HBB



**Cedar City**  
P.O. Box 3174  
Cedar City, Utah 84720  
(435) 586-4995 Fax  
**(435) 586-9592**

**St. George**  
91 West 1470 South  
St. George, Utah 84770  
(435) 628-4725 Fax  
**(435) 628-4700**

**Mesquite**  
561 W. Mesquite Blvd.  
Mesquite, Nevada 89027  
(702) 346-5100 Fax  
**(702) 346-5101**



# BULLOCH BROTHERS ENGINEERING INC.

Civil Engineers \* Land Surveyors \* Land Planners

00629568 BK 1294 Pg 0724

14 DECEMBER 1998

EXHIBIT "C"

## DESCRIPTION FOR ENTRADA COMPANY 15-FOOT UTILITIES EASEMENT ALONG SNOW CANYON PARKWAY

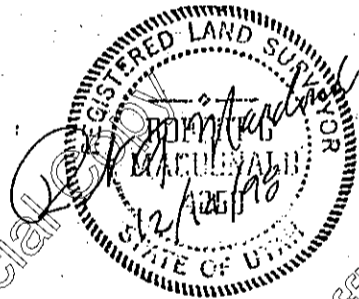
A fifteen (15) foot wide Utilities Easement along the easterly side of Snow Canyon Parkway across a parcel of land located in the south half of Section 3, T42S, R16W, SLB&M, more particularly described as follows:

BEGINNING at a point on the northeasterly right-of-way line of Snow Canyon Parkway, said point being S 89°32'45" W 719.68 feet along the section line and N 00°27'15" W 993.03 feet from the South ¼ Corner of Section 3, T42S, R16W, SLB&M, and running thence N34°22'37"W 1290.87 feet to a point of curvature of a 1370.00 foot radius curve to the left; thence along the arc of said curve 104.03 feet to a point of tangency; thence N 38°43'50" W 97.83 feet; thence N 55°04'01" E 15.03 feet; thence S 38°43'50" E 96.38 feet to a point of curvature of a 1385.00 foot radius curve to the right; thence along the arc of said curve 105.17 feet to a point of tangency; thence S34°22'37"E 1310.23 feet to a point on a 20.00 foot radius curve to the right (radius point bears N 19°54'08" W); thence westerly along the arc of said curve 26.36 feet to the point of beginning.

CONTAINING 22601 sq. ft. (0.51885 acres).

12/14/98 rgm

HBB



**Cedar City**  
P.O. Box 3174  
Cedar City, Utah 84720  
(435) 586-4995 Fax  
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(435) 628-4700

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