

WHEN RECORDED RETURN TO:

Richpeg, LLC
1825 N 1200 E
Lehi, UT 84043
Tax ID No.: ~~A~~ - 0841 - 6009 - 0000

WARRANTY DEED

H & H Grimshaw, Inc., **GRANTOR**,

hereby CONVEY(S) AND WARRANT(S) to

Richpeg, LLC, **GRANTEE**,

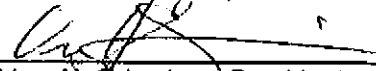
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 20th day of July, 2021.


H & H GRIMSHAW, INC.



Vern H. Grimshaw, President

State of Utah
County of Iron

On this 27 day of July, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Vern H. Grimshaw who is the President of H & H Grimshaw, Inc. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 4-1-2025

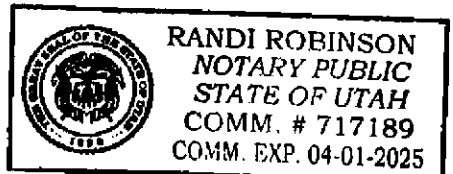


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point N89°17'12" W along the Section line 675.01 feet from the NE corner of Section 14. T 35 S, R 11 W, SLB & M, and running thence S00°06'54" W along the West line of D & C Rentals (A-0816-0002-0000), Johnson (A-0818-0001-0000) and Lovell (A-0818-0002-0000) a distance of 532.39 feet; thence S00°06'54" W 270.86 feet to the centerline of proposed Homestead Boulevard; thence N89°17'12" W along said line 572.66 feet to the East right of way line of State Highway 130; thence N00°03'33" W along said line 803.28 feet to the North line of Section 14; thence S89°17'12" E along said line 575.10 feet to the point of beginning. This parcel contains 10.477 acres more or less.

Subject to a Right of Way for Midvalley Road (North)

Subject to a Right of Way and Utility Easement for Lovell Lane. (East)

Subject to a Right of Way over the South 33.0 feet for proposed Homestead Boulevard.

Subject to a 40 foot wide Enoch City Sewer Easement as described in Book 508 at Page 684 of Official Records.

Subject to Utility Easement as set forth in Book A-6 at Page 112 and in Book 207 at Page 180 of Official Records.

Excepting therefrom that portion lying within State Highway 130 as conveyed to Utah Department of Transportation and described in Book 1500 at Page 1363 of Official Records.

Subject to Easement along State Highway 130 for cut and/or fill slopes as described in Book 1500 at Page 1365 of Official Record

Tax Parcel No. A-0841-0009-0000