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B: 1609 P: 1408 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

05/23/2022 12:26:45 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed and Tax Notice To:
Canyon Park Associates of Cedar City, LLC, a Utah limited liability company
298 East Fiddlers Canyon Road
Cedar City, UT 84721



File No.: 132132-LKF

WARRANTY DEED

Canyon Park Housing Associates, a Washington Limited Partnership

GRANTOR(S) of Cedar City, State of Utah, hereby Conveys and Warrants to

Canyon Park Associates of Cedar City, LLC, a Utah limited liability company

GRANTEE(S) of Cedar City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1483-0001-0000 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 5/16/2022.

Canyon Park Housing Associates, a Washington
Limited Partnership

BY: 
Terry Campbell
General Partner

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 16th day of MAY, 2022, before me, personally appeared Terry Campbell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Canyon Park Housing Associates, a Washington Limited Partnership.


Notary Public

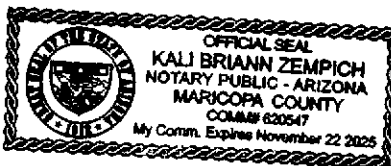


EXHIBIT A
Legal Description

All of Lot 1, WIEST SUBDIVISION, according to the official plat thereof, recorded in the office of the Iron County Recorder on August 31, 1995 as Entry No. 354494 in Book 540 at Page 890.

LESS AND EXCEPTING the following:

Commencing from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian; thence South 00°18'27" East, 1408.40 feet along the section line; thence North 71°44'14" West, 1751.40 feet; thence South 27°25'00" West, 165.95 feet along the Westerly line of Wedgewood Lane to the point of beginning; thence South 62°35'00" East, 66.00 feet; thence South 27°25'00" West, 95.31 feet; thence along the arc of a curve to the left, having a radius of 2220.99 feet, a distance of 37.62 feet; thence North 63°33'14" West, 66.00 feet; thence along the arc of a non-tangent curve to the right having a radius of 2286.99 feet, a distance of 38.74 feet, long chord for said curve bears North 26°55'53" East, 38.74 feet; thence North 27°25'00" East, 95.31 feet to the point of beginning. Being a portion of Lot 1, Wiest Subdivision.