

**00791887 B: 1610 P: 281**

B: 1610 P: 281 Fee \$40.00

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

05/25/2022 11:23:53 AM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed and Tax Notice To:  
Candor Development, Incorporated  
920 South 25 East, #6A  
Cedar City, UT 84720



File No.: 158928-LMF

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## **WARRANTY DEED**

Candor Development, Incorporated, a Delaware Corporation, who erroneously took title as Candor Development, Incorporated, a Utah Corporation

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

Candor Development, Incorporated, a Delaware Corporation

**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.:** D-0967-0002-0000, D-0967-0003-0000 and D-0985-0001-0000 (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]*

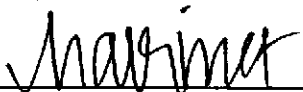
Dated this 24 day of May, 2022.

Candor Development, Incorporated, a Delaware Corporation

BY:   
Andrew Kudelka  
CEO

STATE OF Utah  
COUNTY OF Washington

On 24 day of May, 2022, before me, personally appeared Andrew Kudelka, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Candor Development, Incorporated, a ~~Utah~~ \*Delaware Corporation.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

BEGINNING AT A POINT N0°08'36"W, 1386.22 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 9, T36S, R11W, SLB&M; THENCE S89°19'56"W, 508.56 FEET; THENCE N0°39'58"W, 260.03 FEET; THENCE N89°19'56"E, 510.93 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°08'36"E, 165.79 FEET; THENCE S89°21'42"W, 23.13 FEET; THENCE S0°08'36"E, 80.93 FEET; THENCE N89°21'42"E, 23.13 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°08'36"E, 13.32 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT N0°08'36"W, 1100.67 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 9, T36S, R11W, SLB&M; THENCE S89°19'56"W, 868.81 FEET; THENCE N0°08'36"W, 756.91 FEET; THENCE N89°41'03"E, 868.78 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°08'36"E, 205.99 FEET; THENCE S89°19'56"W, 510.93 FEET; THENCE S0°39'58"E, 260.03 FEET; THENCE N89°19'58"E, 508.56 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°08'36"E, 285.55 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A 50 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT, THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N0°08'36"W, 1386.22 FEET ALONG THE SECTION LINE AND S89°19'56"W, 868.81 FEET FROM THE EAST 1/4 CORNER OF SECTION 9, T36S, R11W, SLB&M; THENCE N89°19'56"E, 1154.29 FEET TO THE WEST LINE OF AIRPORT ROAD AND POINT OF ENDING.