

00800879 B: 1632 P: 266

B: 1632 P: 266 Fee \$40.00

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

12/30/2022 04:21:32 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed to :

Wedgewood Associates of Cedar City, LLC, a Utah limited liability company
22701E Briarwood Pl
Aurora, CO 80016

Mail Tax Notice to:

LB Hunt Property Management
176 North 2200 West, Suite 200
Salt Lake City, Utah 84116



**COTTONWOOD
TITLE**

File No.: 132133-LKF

WARRANTY DEED

Wedgewood Lane Associates, a Washington limited partnership

GRANTOR(S) of cedar city, State of Utah, hereby Conveys and Warrants to

Wedgewood 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-1196-0025-0000 (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]

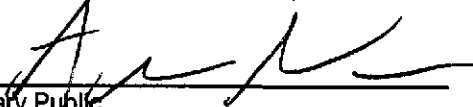
Dated this 28th day of December, 2022.

Wedgewood Lane Associates, a Washington limited partnership

BY: 
Terry Campbell
General Partner

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 28th day of December 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 Wedgewood Lane Associates, a Washington limited partnership.


Notary Public

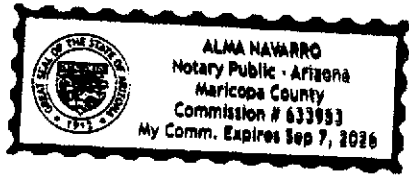


EXHIBIT A
Legal Description

Beginning South 00°18'27" East 615.79 feet, along the section line and West 1143.69 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence South 24°17'21" East, 127.77 feet; thence along the Northerly line of Fiddlers Canyon Road as follows: thence along the arc of a non-tangent curve to the left (radius point for which bears South 24°17'21" East, 1100.31 feet), a distance of 123.82 feet; thence South 59°15'46" West, 48.00 feet; thence along the arc of a curve to the right, having a radius of 313.70 feet, a distance of 268.28 feet; thence North 71°44'14" West, 49.65 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet, a distance of 25.96 feet; thence North 27°25'00" East, 231.82 feet along the Easterly line of Wedgewood Lane; thence South 62°35'00" East, 200.43 feet; thence North 59°15'46" East, 149.16 feet to the point of beginning.