

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Harmony Hospitality, LLC  
150 S 200 E Apt. 5202  
Salt Lake City, UT 84111

File Number: STG-99567-LH  
Parcel ID: B-0008-0001-0197;  
B-0008-0003-0000;  
B-0008-0006-0000

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## Special Warranty Deed

CEDAR CITY INN LLC, A UTAH LIMITED LIABILITY COMPANY, Grantor,

hereby Conveys and Warrants, against all claiming by, through or under it, and against acts of itself, but not otherwise, to:

Harmony Hospitality, LLC, a Nevada Limited Liability Company,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

APN: B-0008-0001-0197; B-0008-0003-0000; B-0008-0006-0000

Subject to the terms and conditions of that certain purchase and sale agreement, as amended, with a reference date of April 18, 2023, any and all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title, and any and all matters which may be disclosed by a physical inspection or survey.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

**00808852 B: 1652 P: 659**

B: 1652 P: 659 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

08/18/2023 03:47:21 PM By: EAGLE GATE TITLE INSURANCE AGENCY, INC.

WITNESS, the hand of said grantor, this 18 day of August, 2023

Cedar City Inn LLC, a Utah Limited Liability Company

By: James D. Wright  
James D. Wright, Manager

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 18 day of August, 2023, personally appeared James D. Wright, Manager of Cedar City Inn LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Cedar City Inn LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal:

Leslie Hepler  
Notary Public



00808852 B: 1652 P: 660

### Exhibit "A": Legal Description

**Parcel 1: (B-0008-0001-0197)**

Beginning South  $89^{\circ}30'51''$  West 596.88 feet along the 1/16 line and North  $0^{\circ}24'03''$  West 85.85 feet along the West line of 1000 West Street from the Southeast corner of the Northwest quarter of the Southeast quarter of Section 10, Township 36 South, Range 11 West, Salt Lake Base and Meridian; said point of beginning also being South  $89^{\circ}41'48''$  West 33.00 feet along the North line of 200 North Street and North  $0^{\circ}24'03''$  West 345.50 feet from the Southeast corner of Lot 2, Block 3, Perry's Survey; and running thence along Franchise Realty's property line as follows: South  $89^{\circ}41'48''$  West 132.00 feet; thence South  $0^{\circ}24'03''$  East 147.50 feet; thence South  $89^{\circ}41'48''$  West 132.00 feet; thence departing Franchise Realty property North  $0^{\circ}24'03''$  West 282.61 feet along the East line of 1100 West Street to the Northwest corner of that property described in Book 368 at Page 673; thence North  $89^{\circ}41'48''$  East 132 feet along the North deed line to a fence corner at the Northeast corner of said property; thence North  $0^{\circ}24'03''$  West 123.98 feet to the South deed line of that certain Deed recorded October 4, 1988, as Entry No. 286584 in Book 385 at Page 790; thence North  $89^{\circ}57'44''$  East 129.14 feet along an existing fence line to a point on the West line of property to be deeded to Cedar City Corporation to widen 1000 West; thence South  $0^{\circ}32'38''$  East 27.48 feet along 1000 West Street to P.C.; thence along the arc of a curve to the left, having a radius of 2758.15 feet, a distance of 80.73 feet; thence along the arc of a curve to the right, having a radius of 2493.28 feet, a distance of 79.20 feet; thence South  $0^{\circ}24'03''$  East 99.61 feet to the point of beginning.

**Parcel 2: (B-0008-0003-0000)**

Commencing at a point 45.28 rods West of a point 17.08 rods North from the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 10, Township 36 South, Range 11 West, Salt Lake Base and Meridian, and running thence West 8.0 rods; thence North 4.0 rods; thence East 8.0 rods; thence South 4.0 rods to the point of beginning.

**Parcel 3: (B-0008-0006-0000)**

Commencing at a point 45.28 rods West of a point 13 rods North from the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 10, Township 36 South, Range 11, West, Salt Lake Base and

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Meridian; and running thence West  
8 rods; thence North 4 rods, thence East 8 rods; thence South 4 rods to the place of beginning.

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