

MAIL TAX NOTICE TO
Parowan Plaza, LLC
5455 South Durango Drive
Las Vegas NV 89113

PIN: A-0002-0000-0000
A-0002-0011-0001

Warranty Deed

Parowan Plaza, LLC, GRANTOR of Las Vegas, County of Clark, State of Nevada, hereby CONVEY and WARRANT to Parowan Plaza, LLC GRANTEE of Las Vegas, Nevada for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract(s) of land in : Iron County, State of UTAH:

See Attached Exhibit A - Legal Description

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2023 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 17 of August, A.D., 2023.

Signed in the Presence of:

Parowan Plaza, LLC

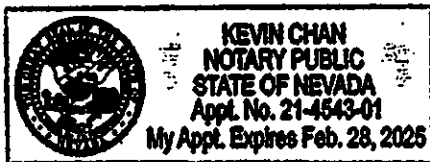
[Signature]
Gina Schmidt)
[Signature]
Richard Walton)

By: [Signature]
Its: JOSEPH G. Willardson

STATE OF NEVADA
COUNTY OF CLARK

On the 17 day of AUGUST A.D., 2023, Personally appeared before me JOSEPH WILLARDSON for Parowan Plaza, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]
NOTARY PUBLIC
Residing at: 10701 W. TOWN AVE. LAS VEGAS, NV 89135
My Commission Expires: 2/28/25



Part of A-0002-0011-0001 & A-0002-0000-0000

Beginning at the intersection of the Northerly line of 750 North Street and the Westerly line of Main Street, said point being South $89^{\circ}58'19''$ East 659.50 feet along the section line and North $00^{\circ}54'44''$ West 616.48 feet along the Westerly line of said Main Street, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence South $89^{\circ}05'16''$ West 298.00 feet along the Northerly line of said 750 North Street;
thence North $01^{\circ}58'54''$ West 748.17 feet to a point on the Southerly right-of-way line of Interstate 15;
thence Northeasterly along the Southerly right-of-way line of Interstate 15 the following (2) courses;
thence Easterly 215.45 feet along an arc of a 743.51 foot radius non-tangent curve to the right (center bears South $17^{\circ}30'56''$ East, long chord bears North $80^{\circ}47'10''$ East 214.70 feet with a central angle of $16^{\circ}36'11''$);
thence South $73^{\circ}00'17''$ East 94.10 feet to the Westerly line of said Main Street;
thence Southerly along said Westerly line of Main Street the following (3) courses;
thence South $00^{\circ}54'44''$ East 100.00 feet;
thence South $02^{\circ}03'17''$ East 500.10 feet;
thence South $00^{\circ}54'44''$ East 150.11 feet to the Point of Beginning.

Containing 230,559 square feet or 5.29 acres.