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Carri R. Jeffries, Iron County Recorder - Page 1 of 6

11/02/2023 03:13:34 PM By: FARNSWORTH JOHNSON PLLC

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Farnsworth Johnson PLLC  
Attn. Steven W. Farnsworth  
180 North University Avenue, Ste. 260  
Provo, UT 84601

MAIL TAX NOTICE TO:  
Enoch Property Holdings, LLC  
1825 N. 1200 E.  
Lehi, UT 84043

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

WARRANTY DEED

THIS WARRANTY DEED is made effective as of October 16, 2023, Richpeg, LLC, a Utah limited liability company ("Grantor") to Enoch Property Holdings, LLC, a Utah limited liability company ("Grantee").

WHEREAS, Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to certain property (the "Property") in Iron County, State of Utah, more particularly described on Exhibit "A" attached hereto.

NOW THEREFORE in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

**Grantor:**  
**Richpeg, LLC**

By:   
Name: Richard M. Ellsworth, Manager

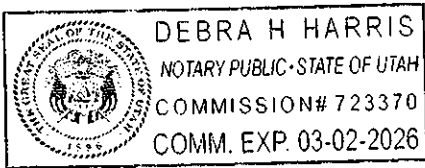
STATE OF UTAH     )  
                                  ) ss.  
COUNTY OF UTAH   )

On October 10, 2023, before me, the undersigned, personally appeared Richard M. Ellsworth, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Debra H Harris  
Notary Public in and for said  
County and State

(SEAL)



**Exhibit "A"**  
**Legal Description**

**PARCEL 1 DESCRIPTION: A PART OF A-0841-0009-0000**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 218.33 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 235.60 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE N00°09'51"E, ALONG SAID RIGHT-OF-WAY LINE, 165.14 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°32'57"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.61 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE S89°17'12"E, ALONG SAID LINE, 215.26 FEET TO THE NORTHWEST CORNER OF 450 EAST STREET; THENCE S00°07'06"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STREET, 185.33 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

**SUBJECT TO PUBLIC UTILITIES EASEMENTS DESCRIBED AS FOLLOWS:**

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD), THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET.

ALSO SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT No. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

ALSO SUBJECT TO AN EXISTING DIXIE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE, AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

PARCEL 2 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN: THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 218.33 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE CONTINUING S00°07'06"W, ALONG SAID RIGHT-OF-WAY LINE, 314.12 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY; THENCE S89°24'05"E, ALONG THE SOUTH LINE OF SAID ROADWAY AND ITS EASTERLY PROJECTION, 50.53 FEET; THENCE S00°06'54"W, 270.90 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF HOMESTEAD BOULEVARD; THENCE N89°17'12"W, ALONG SAID LINE, 572.67 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 382.30 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 236.69 FEET; THENCE N00°09'51"E, 18.72 FEET TO THE SOUTHWEST CORNER OF 410 EAST STREET; THENCE S89°17'12"E, ALONG THE SOUTH LINE OF SAID STREET, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID STREET; THENCE N00°09'51"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STREET, 183.90 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.60 FEET TO THE POINT OF BEGINNING. CONTAINING 6.02 ACRES.

SUBJECT TO PUBLIC UTILITIES EASEMENTS DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, THAT PROPERTY LINE ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF 410 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.

ALSO SUBJECT TO AN EXISTING 33.00 FOOT WIDE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE ADJACENT TO HOMESTEAD BOULEVARD.

ALSO SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT NO. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

ALSO SUBJECT TO AN EXISTING DIXIE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE, AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

PARCEL 3 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 1,010.94 FEET; THENCE S00°09'51"W, 237.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 237.00 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE ALONG SAID RIGHT-OF-WAY FENCE LINE THE FOLLOWING TWO (2) COURSES: N00°04'09"E, 82.06 FEET; THENCE N01°53'49"E, 57.37 FEET TO THE SOUTHWEST CORNER OF UTAH DEPARTMENT OF TRANSPORTATION PARCEL (A-0841-0006-0000); THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES: N50°56'06"E, 74.57 FEET; THENCE S89°59'37"E, 138.00 FEET; THENCE N00°00'23"W, 15.20 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE S89°17'12"E, ALONG SAID LINE, 19.86 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°27'03"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTHEASTERLY ALONG SAID CURVE, 31.22 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 410 EAST STREET; THENCE S00°09'51"W, ALONG SAID LINE, 184.22 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

SUBJECT TO PUBLIC UTILITIES EASEMENTS DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE ADJACENT TO 410 EAST STREET, THE NORTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD) AND ITS TRANSITION INTO UTAH STATE ROUTE-130, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.

ALSO SUBJECT TO AN EXISTING CUT/FILL SLOPE EASEMENT AS DESCRIBED IN THAT CERTAIN DOCUMENT No. 00750099, IN BOOK 1500, AT PAGES 1365-1366, OFFICIAL IRON COUNTY RECORDS.

PARCEL 4 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 1,010.94 FEET; THENCE S00°09'51"W, 237.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE CONTINUING S00°09'51"W, ALONG SAID RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROJECTION, 183.92 FEET; THENCE N89°17'12"W, 236.69 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 183.93 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 237.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

SUBJECT TO PUBLIC UTILITIES EASEMENTS DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE AND ADJACENT TO 410 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.