

40
Cash

60P

13487

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B: 1665 P: 663 Fee \$40.00
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01/18/2024 01:42:36 PM By FOSTERS DEVELOPMENT LLC



WHEN RECORDED MAIL TO:
Foster's Development, LLC
~~2088 North Hawthorne Hy~~
Cedar City, Utah 84721

5011 N Horseshoe DR
Enoch ut 84721

WARRANTY DEED

FOSTER'S DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

of Cedar City, County of Iron, State of Utah
hereby CONVEY and WARRANTY to

FOSTER'S DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee,

of Cedar City, County of Iron, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in IRON, State of UT, to-wit

See Attached Exhibit "A"

A-0772-0013-0000

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

ORDER NUMBER: 13487
1ST AMENDMENT

EXHIBIT "A"

Parcel 1:

BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1339.86 FEET AND S.0°03'55"W. ALONG THE WEST RIGHT-OF-WAY LINE OF MINERSVILLE HIGHWAY 1056.76 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, THENCE S.0°03'55"W. 209.42 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 34.00 FEET A DISTANCE OF 53.67 FEET (THE CHORD OF SAID CURVE BEARS S.45°17'21"W. 48.27 FEET), THENCE N.89°29'13"W. 223.73 FEET, THENCE N.0°23'39"W. 203.24 FEET, THENCE N.22°32'39"E. 86.40 FEET, THENCE N.89°36'21"E. 24.26 FEET, THENCE S.0°02'39"W. 23.60 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 18.00 FEET A DISTANCE OF 28.27 FEET (THE CHORD OF SAID CURVE BEARS S.44°57'21"E. 25.46 FEET), THENCE S.89°56'05"E. 184.32 FEET TO THE POINT OF BEGINNING.

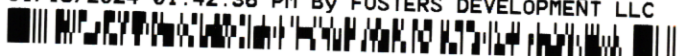
SUBJECT TO A 20.00-FOOT PUBLIC UTILITY EASEMENT ALONG THE EAST AND SOUTH BOUNDARY LINES.

TOGETHER WITH A 20-FOOT WIDE PUBLIC UTILITY EASEMENT AND SHARED ACCESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1339.86 FEET AND S.0°03'55"E. ALONG THE WEST RIGHT-OF-WAY LINE OF UT-130 804.28 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°03'55"W. 20.00 FEET, THENCE N.89°57'19"W. 337.14 FEET, THENCE N.0°03'56"E. 20.00 FEET, THENCE S.89°57'19"E. 337.14 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 20-FOOT SEWER EASEMENT: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1975.32 FEET AND S.0°04'54"W. 50.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°02'29"W. 761.35 FEET, THENCE S.0°00'34"W. 176.31 FEET, THENCE S.89°59'26"E. 396.18 FEET, THENCE S.43°53'04"E. 53.29 FEET, THENCE S.0°02'39"W. 28.83 FEET, THENCE N.43°53'04"W. 65.54 FEET, THENCE N.89°59'26"W. 407.67 FEET, THENCE N.0°02'13"E. 957.89 FEET, THENCE S.89°19'06"E. 19.97 FEET TO THE POINT OF BEGINNING.

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PARCEL 2

BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1339.86 FEET AND S.0°03'55"W. ALONG THE WEST RIGHT-OF-WAY LINE OF MINERSVILLE HIGHWAY 1056.76 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, THENCE N.89°56'05"W. 184.32 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 18.00 FEET A DISTANCE OF 28.27 FEET (THE CHORD OF SAID CURVE BEARS N.44°57'21"W. 25.46 FEET), THENCE N.0°02'39"E. 156.20 FEET, THENCE S.89°57'19"E. 202.38 FEET, THENCE S.0°03'55"W. ALONG THE WEST RIGHT-OF-WAY LINE OF MINERSVILLE HIGHWAY 174.27 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20.00-FOOT PUBLIC UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE.

TOGETHER WITH A 20-FOOT WIDE PUBLIC UTILITY EASEMENT AND SHARED ACCESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1339.86 FEET AND S.0°03'55"E. ALONG THE WEST RIGHT--OF-WAY LINE OF UT-130 804.28 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°03'55"W. 20.00 FEET, THENCE N.89°57'19"W. 337.14 FEET, THENCE N.0°03'56"E. 20.00 FEET, THENCE S.89°57'19"E. 337.14 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 20-FOOT SEWER EASEMENT: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1975.32 FEET AND S.0°04'54"W. 50.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°02'29"W. 761.35 FEET, THENCE S.0°00'34"W. 176.31 FEET, THENCE S.89°59'26"E. 396.18 FEET, THENCE S.43°53'04"E. 53.29 FEET, THENCE S.0°02'39"W. 28.83 FEET, THENCE N.43°53'04"W. 65.54 FEET, THENCE N.89°59'26"W. 407.67 FEET, THENCE N.0°02'13"E. 957.89 FEET, THENCE S89°19'06"E. 19.97 FEET TO THE POINT OF BEGINNING.
CONTAINS 28,125 SQUARE FEET

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PARCEL 3

BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 570.29 FEET AND S.0°40'54"W 39.74 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, THENCE S.83°11'58"E. 97.04 FEET, THENCE S.89°19'06"E. 37.64 FEET, THENCE S.0°02'39"W. 761.35 FEET, THENCE S.89°57'19"E. 635.67 FEET, THENCE S.0°03'55"W. ALONG THE WEST RIGHT-OF-WAY LINE OF MINERSVILLE HIGHWAY 78.21 FEET, THENCE N.89°57'19"W. 202.38 FEET, THENCE S.0°02'39"W. 132.60 FEET, THENCE S.89°36'21"W. 24.26 FEET, THENCE S.22°32'39"W. 86.40 FEET, THENCE S.0°23'39"E. 203.24 FEET, THENCE N.89°29'13"W. 511.51 FEET, THENCE N.0°02'39"E. ALONG THE EAST BOUNDARY LINE OF 3 PEAKS SUBDIVISION PHASE 1 1263.06 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20.00-FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH BOUNDARY LINE.

SUBJECT TO A 20-FOOT WIDE PUBLIC UTILITY EASEMENT AND SHARED ACCESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1339.86 FEET AND S.0°03'55"E. ALONG THE WEST RIGHT--OF-WAY LINE OF UT-130 804.28 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°03'55"W. 20.00 FEET, THENCE N.89°57'19"W. 337.14 FEET, THENCE N.0°03'56"E. 20.00 FEET, THENCE S.89°57'19"E. 337.14 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 20-FOOT SEWER EASEMENT: BEGINNING AT A POINT WHICH IS SITUATED S.89°19'06"E. ALONG THE SECTION LINE 1975.32 FEET AND S.0°04'54"W. 50.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M THENCE S.0°02'29"W. 761.35 FEET, THENCE S.0°00'34"W. 176.31 FEET, THENCE S.89°59'26"E. 396.18 FEET, THENCE S.43°53'04"E. 53.29 FEET, THENCE S.0°02'39"W. 28.83 FEET, THENCE N.43°53'04"W. 65.54 FEET, THENCE N.89°59'26"W. 407.67 FEET, THENCE N.0°02'13"E. 957.89 FEET, THENCE S89°19'06"E. 19.97 FEET TO THE POINT OF BEGINNING.
CONTAINS 28,125 SQUARE FEET

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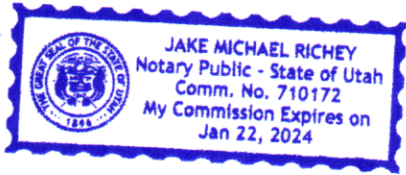
WITNESS the hand of said grantor, this 18th day of January, 2024 ~~December, 2023~~

Foster's Development, LLC, a Utah
Limited Liability Company


By: Neil Foster, Manager

STATE OF UTAH)
)
) :ss
COUNTY OF IRON)

On the 18th day of January, 2024 ~~December, 2023~~, personally appeared before me Neil Foster the Manager Foster's Development, LLC, a Utah Limited Liability Company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public

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Approval from Enoch City

The grantors under the foregoing Warranty request approval from Enoch City for the Minor Subdivision for Fosters Development Minor Lot Subdivision. Enoch City hereby grants approval Minor Subdivision as created in this Warranty Deed.

Enoch City

Leonard M. Correa

By:

Its:

LEONARD M. CORREA
PLANNING COMMISSION CHAIR

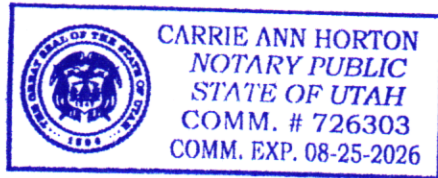
STATE OF UTAH

COUNTY OF IRON

)ss.

On the 19th day of December, 2023 personally appeared before me Leonard Correa the Planning Commission Chair of Enoch City, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Carrie Ann Horton
Notary Public



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