

7/14
14

DOC # 20070054771

Quit Claim Deed Page 1 of 6
Russell Shirts Washington County Recorder
11/14/2007 02:29:21 PM Fee \$ 24.00
By DIXIE TITLE CO



When recorded mail to:

Grantee
800 Old Farm Rd.
Santa Clara, Ut.
84765

QUIT CLAIM DEED

James N. Ence
QUIT-CLAIM to

grantor

South Field Properties, LLC., a Utah Limited Liability Company

grantee

of St. George, Utah

for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-----

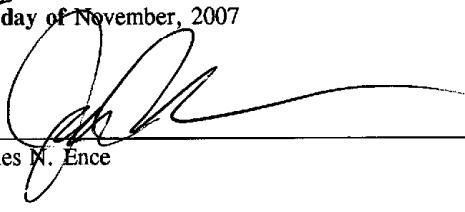
the following described tract of land in Washington County,

State of Utah:

All of the Grantors undivided 20% interest in the following described property:

See Exhibit "A" attached hereto and made a part hereof.

WITNESS, the hand of said grantor, this 13th day of November, 2007


James N. Ence

STATE OF Utah,
COUNTY OF Washington,

On the 3 day of November, 2007, personally appeared before me James N. Ence, the signer of the within instrument, who duly acknowledged to me that he executed the same.



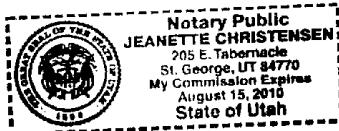


Exhibit "A"



ALPHA ENGINEERING COMPANY

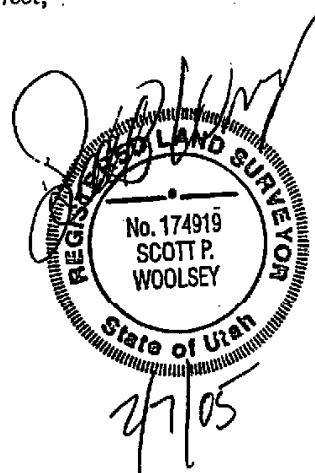
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet, Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3, Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest ¼ of said Section 3, . . . Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼, of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Serial No. T-100-A

Containing: 390 acres, more or less.





ALPHA ENGINEERING COMPANY

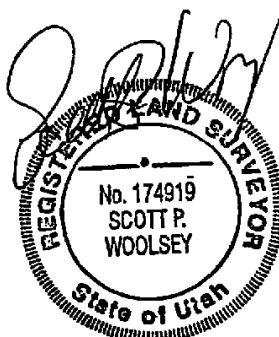
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
 Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
 Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
 Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
 Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
 Thence South 00°11'20" East, a distance of 2,515.09 feet;
 Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
 Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
 Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
 Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
 Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
 Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
 Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
 Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAK Serial No T-104-A-1

Containing: 450.00 acres, more or less.



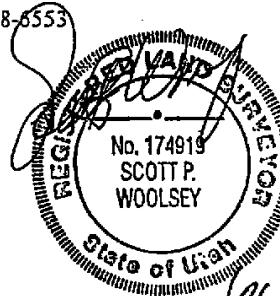
2/7/05

Exhibit "A" Continued



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL

(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 00°11'15" West, along the Section line, a distance of 450.28 feet;

Thence North 89°52'43" East, a distance of 1,152.37 feet;

Thence South 15°25'20" East, a distance of 8.93 feet;

Thence South 26°10'01" East, a distance of 125.48 feet;

Thence South 45°51'49" East, a distance of 152.20 feet;

Thence South 00°00'48" East, a distance of 35.54 feet;

Thence North 66°44'07" East, a distance of 4.03 feet;

Thence South 00°07'15" East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°10'11" East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°06'26" East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North 89°19'45" West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South 89°53'14" West, along the 1/16th Section line, a distance of 1,937.34 feet;

Thence South 00°47'08" East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North 89°49'43" East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South 00°02'27" East, along the 1/16th Section line, a distance of 821.57 feet;

Thence South 89°59'06" West, a distance of 2,613.78 feet;

Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North 00°48'00" West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South 89°58'57" East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North 00°59'21" West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North 00°20'24" West, along the Center Section line, a distance of 2,811.01 feet;

Thence South 88°50'38" East, a distance of 1,657.75 feet;

Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South 88°50'36" East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

20070054772

Quit Claim Deed Page 1 of 6
Russell Shirts Washington County Recorder
11/14/2007 02:25:21 PM Fee \$ 24.00
By DIXIE TITLE CO



When recorded mail to:

Grantee
205 E. Tabernacle
Suite 1
St. George, Utah
84770

QUIT CLAIM DEED

Robert Douglas Westbrook

grantor

QUIT-CLAIM to

RD & CT HOLDINGS, LLC., a Utah Limited Liability Company

grantee

of St. George, Utah

for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-----

the following described tract of land in Washington County,

State of Utah:

All of the Grantors undivided 20% interest in the following described property:

See Exhibit "A" attached hereto and made a part hereof.

WITNESS, the hand of said grantor, this 14th day of November, 2007

Robert Douglas Westbrook

STATE OF Utah,
COUNTY OF Washington,

On the 14 day of November, 2007, personally appeared before me Robert Douglas Westbrook, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jeanette Christensen

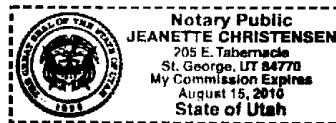


Exhibit "A"



ALPHA ENGINEERING COMPANY

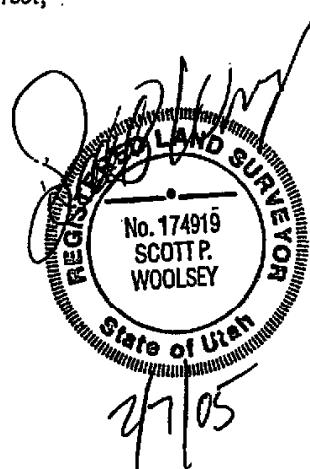
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

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(February 7, 2005)

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TAX Serial No. T-100-A

Containing: 390 acres, more or less.





ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

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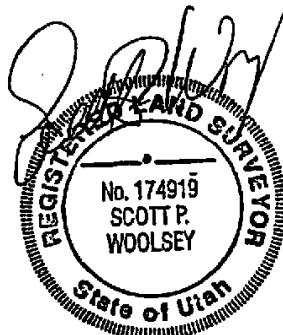
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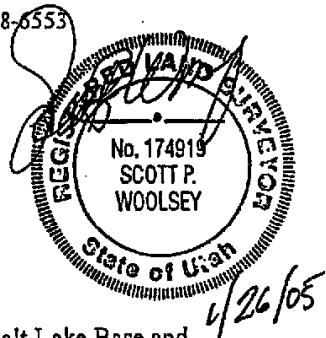


2/7/05

Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

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LEGAL DESCRIPTION FOR
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(January 26, 2005)
(Second Option Parcel)

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Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

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Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

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Thence North $89^{\circ}19'45''$ West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

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Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the 1/16th Section line, a distance of 821.57 feet;

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Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

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TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

(3)
1
V
M

When recorded mail to:
Grantee
205 E. Tabernacle
Suite I
St. George, Utah 84770

DOC # 20090007580

Warranty Deed Page 1 of 8
Russell Shirts Washington County Recorder
03/03/2009 03:39:15 PM Fee \$ 40.00
By DIXIE TITLE CO



WARRANTY DEED

Prince Viejo Valley, LLC., a Utah Limited Liability Company

grantor

of St. George, County of Washington. State of Utah
CONVEY AND warrant to

Eastcreek Holdings, LLC., a Utah Limited Liability Company

grantee

of St. George, Utah

for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS -----
the following described tract of land in Washington County State of Utah

An undivided 3.8148% of the entire 100% of the following described property:

See Exhibit "A" attached hereto and made a part thereof.

TOGETHER with all improvements and appurtenances thereunto belonging but being
SUBJECT to Easements, Rights of Way and Restrictions of Record.

WITNESS, the hand of said grantor, this 24th day of February, 2009

Prince Viejo Valley, LLC., a Utah Limited
Liability Company



Robert W. Prince, Manager/Member

STATE OF Utah,
COUNTY OF Washington,

On the 24th day of February, 2009, personally appeared before me Robert W. Prince,
Manager/Member of Prince Viejo Valley, LLC., a Utah Limited Liability Company, the
signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Residing In: _____

My Commission Expires:

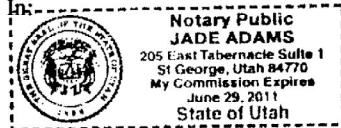


Exhibit "A"

ALPHA ENGINEERING COMPANY

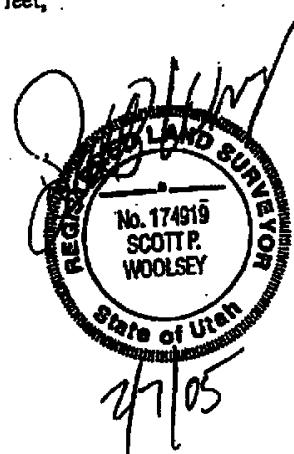
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ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4, of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Serial No. T-100-A

Containing: 390 acres, more or less.



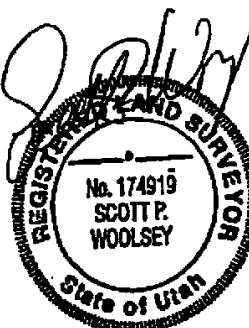


LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAK Serial No. T-104-A-1

Containing: 450.00 acres, more or less.

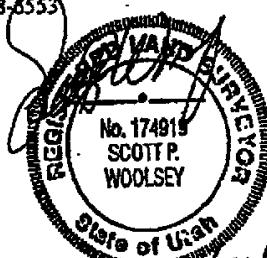


2/1/05

Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)**

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

TAX ID # 3295-A-1

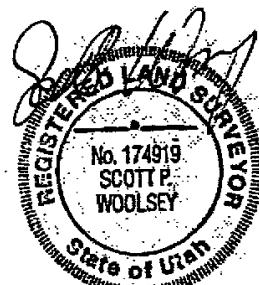


Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2357 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

RRH 5/14/07

(Page 5 of 7)

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

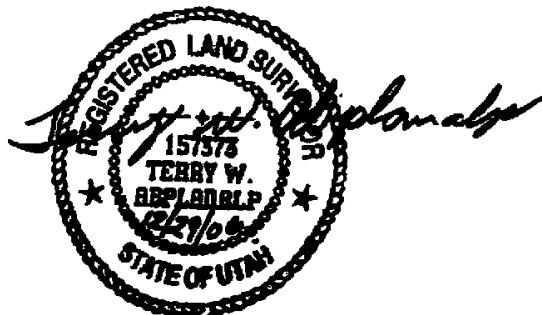
51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)835-4769 FAX: (435)835-5900

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A

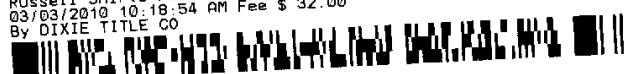


Recorded at Request of:
Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

DOC # 20100006877

Page 1 of 9
Corrected Special
Russell Shirts Washington County Recorder
03/03/2010 10:18:54 AM Fee \$ 32.00
By DIXIE TITLE CO

Mail tax notice to:
Toquerville Grandeur, LC
20 N. Main, Suite 402
St. George, UT 84770



CORRECTED SPECIAL WARRANTY DEED

PRINCE VIEJO VALLEY, LLC, a Utah limited liability company, Grantor, of St. George, Washington County, State of Utah, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under them to TOQUERVILLE GRANDEUR, LC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 13.9701% of the entire 100% undivided interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

This corrected deed is filed only to correct the description of Grantee's entity type above and is not intended to convey any additional interests than those conveyed in the original Special Warranty Deed dated December 18, 2009, and recorded December 22, 2009, as Entry No. 20090048210.

WITNESS the hand of said Grantor, this 25 day of February, 2010.

Grantor:

Robert W. Prince, Manager
Prince Viejo Valley, LLC

STATE OF UTAH,)
:ss.
County of Washington.)

On this 25 day of February, 2010, before me personally appeared Robert W. Prince, who acknowledged himself to be the Manager of Prince Viejo Valley, LLC, a Utah limited liability company; and who further acknowledged that he is authorized to execute the foregoing instrument on behalf of said company, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.

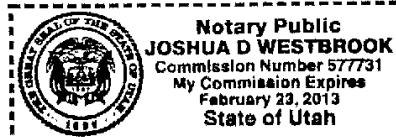


EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet, Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3, Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest ¼ of said Section 3, . . . Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼, of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A
T-100-A

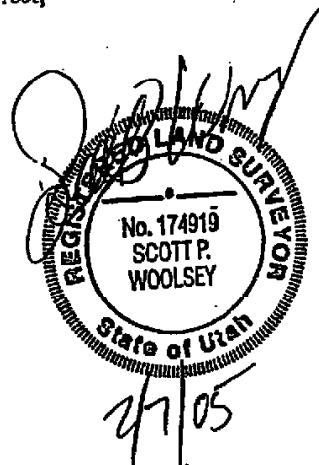




Exhibit "A"

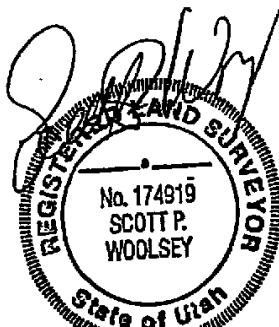
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



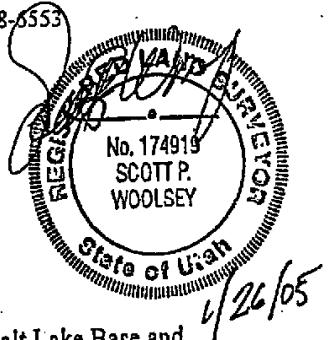
2/1/05

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

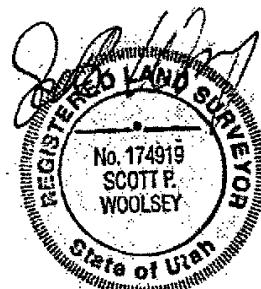
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning;

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

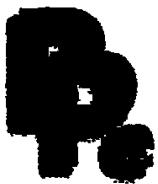


5/23/05

(Page 1 of 1)

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.
51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)695-4768 FAX: (435)695-5600

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way lines of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

59
5
Recorded at Request of:
Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

DOC # 20100006878

Corrected Special Page 1 of 9
Russell Shirts Washington County Recorder
03/03/2010 10:18:54 AM Fee \$ 32.00
By DIXIE TITLE CO



Mail tax notice to:
Toquerville Grandeur, LC
20 N. Main, Suite 402
St. George, UT 84770

CORRECTED SPECIAL WARRANTY DEED

N & S GLAUSER FAMILY INVESTMENTS, LLC, a Utah limited liability company, Grantor, of St. George, Washington County, State of Utah, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under them to TOQUERVILLE GRANDEUR, LC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 4.850% of the entire 100% undivided interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

This corrected deed is filed only to correct the description of Grantee's entity type above and is not intended to convey any additional interests than those conveyed in the original Special Warranty Deed dated December 18, 2009, and recorded December 22, 2009, as Entry No. 20090048211.

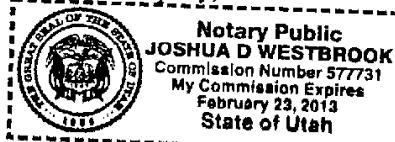
WITNESS the hand of said Grantor, this 24 day of February, 2010.

Grantor:


Neil Glauser, Manager
N & S Glauser Family Investments, LLC

STATE OF UTAH,)
:ss.
County of Washington.)

On this 25 day of February, 2010, before me personally appeared Neil Glauser, who acknowledged himself to be the Manager of N & S Glauser Family Investments, LLC, a Utah limited liability company; and who further acknowledged that he is authorized to execute the foregoing instrument on behalf of said company, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.




Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest ¼ of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼, of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A

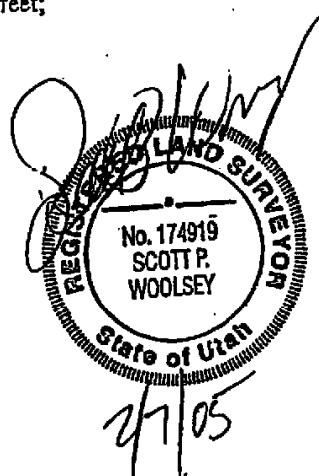




Exhibit "A"

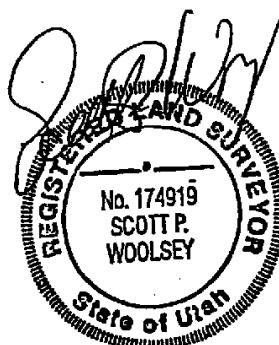
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $01^{\circ}14'28''$ West, along the Section line, a distance of 1,172.92 feet;
Thence South $89^{\circ}09'02''$ East, a distance of 2,667.86 feet to the Center Section line;
Thence South $00^{\circ}31'01''$ East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South $88^{\circ}57'33''$ East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 2,515.09 feet;
Thence North $88^{\circ}50'38''$ West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South $00^{\circ}20'24''$ East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North $88^{\circ}39'44''$ West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South $00^{\circ}26'19''$ East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North $88^{\circ}22'47''$ West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North $00^{\circ}20'43''$ West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North $00^{\circ}28'17''$ West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North $00^{\circ}34'45''$ West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



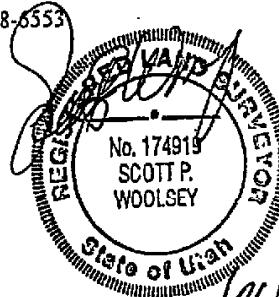
2/7/05

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

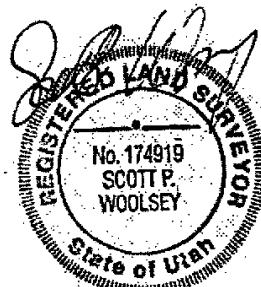
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1



5/23/05

(Page 1 of 1)

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A

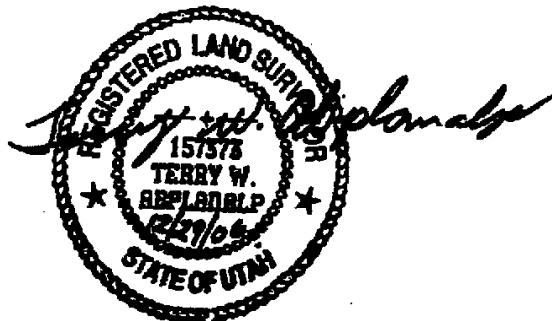


Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2137 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Rueach

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

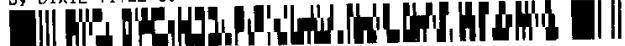
Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 101.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

19
v.
Recorded at Request of:
Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

Mail tax notice to:
Southstream Holdings, LLC
205 East Tabernacle St.
St. George, UT 84770

DOC # 20100006879

Corrected Special Page 1 of 8
Russell Shirts Washington County Recorder
03/03/2010 10:54 AM Fee \$ 30.00
By DIXIE TITLE CO



CORRECTED SPECIAL WARRANTY DEED

AMERICAN BANK OF THE NORTH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to SOUTHSTREAM HOLDINGS, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 6.0592% of the entire 100% undivided interest in and to the following:

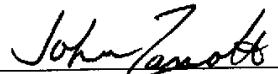
See legal description attached hereto as Exhibit "A" and incorporated with this reference.

This corrected deed is filed only to correct the name of the Grantee above and is not intended to convey any additional interests than those conveyed in the original Special Warranty Deed dated February 5, 2010, and recorded February 10, 2010, as Entry No. 20100004405.

WITNESS the hand of said Grantor, effective this 23 day of February, 2010.

Grantor:

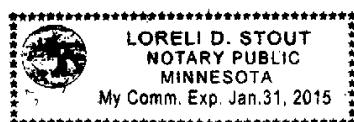
AMERICAN BANK OF THE NORTH

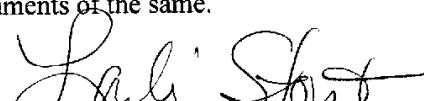


By: John Zanotti
Its: Senior Vice President

STATE OF MINNESOTA,)
:ss.
County of Itasca.)

On this 23 day of February, 2010, before me personally appeared John Zanotti, who acknowledged himself to be the Senior Vice President of American Bank of the North; and who further acknowledged that he is authorized by the board of directors of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.





Notary Public

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A

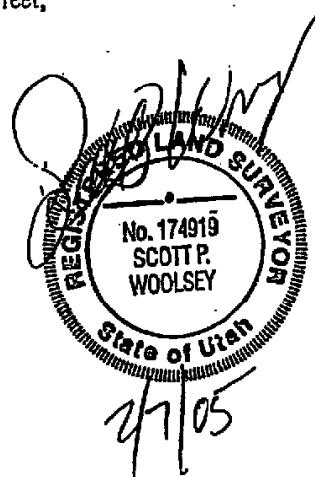




Exhibit "A"

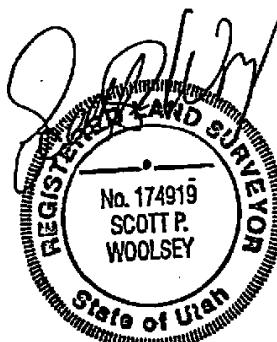
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $01^{\circ}14'28''$ West, along the Section line, a distance of 1,172.92 feet;
Thence South $89^{\circ}09'02''$ East, a distance of 2,667.86 feet to the Center Section line;
Thence South $00^{\circ}31'01''$ East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South $88^{\circ}57'33''$ East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 2,515.09 feet;
Thence North $88^{\circ}50'38''$ West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South $00^{\circ}20'24''$ East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North $88^{\circ}39'44''$ West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South $00^{\circ}26'19''$ East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North $88^{\circ}22'47''$ West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North $00^{\circ}20'43''$ West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North $00^{\circ}28'17''$ West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North $00^{\circ}34'45''$ West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



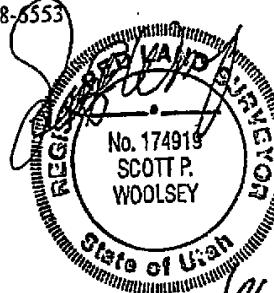
2/1/05

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



1/26/05

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 00°11'15" West, along the Section line, a distance of 450.28 feet;

Thence North 89°52'43" East, a distance of 1,152.37 feet;

Thence South 15°25'20" East, a distance of 8.93 feet;

Thence South 26°10'01" East, a distance of 125.48 feet;

Thence South 45°51'49" East, a distance of 152.20 feet;

Thence South 00°00'48" East, a distance of 35.54 feet;

Thence North 66°44'07" East, a distance of 4.03 feet;

Thence South 00°07'15" East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°10'11" East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°06'26" East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North 89°19'45" West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South 89°53'14" West, along the 1/16th Section line, a distance of 1,937.34 feet;

Thence South 00°47'08" East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North 89°49'43" East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South 00°02'27" East, along the 1/16th Section line, a distance of 821.57 feet;

Thence South 89°59'06" West, a distance of 2,613.78 feet;

Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North 00°48'00" West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South 89°58'57" East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North 00°59'21" West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North 00°20'24" West, along the Center Section line, a distance of 2,811.01 feet;

Thence South 88°50'38" East, a distance of 1,657.75 feet;

Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South 88°50'36" East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

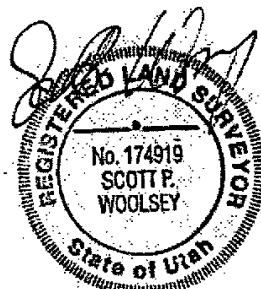
148 East Tabernacle, St. George, UT 84770 • (435) 628-6300 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1



5/23/05

(Page 1 of 1)

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

Exhibit "A" Continued

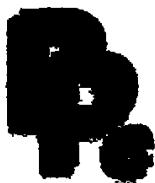
Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



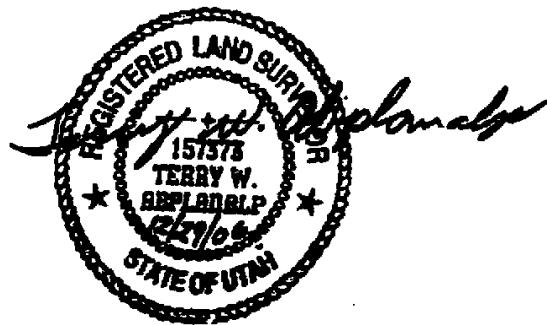
PRATT PRECISION ENGINEERING P.C.
61 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)835-4788 FAX: (435)835-5600

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Recorded at Request of:
Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

Mail tax notice to:
High Torq, LLC
205 E. Tabernacle
St. George, UT 84770

DOC # 20100014446

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
05/04/2010 08:18:32 AM Fee \$ 40.00
BY DIXIE TITLE CO



SPECIAL WARRANTY DEED

RD & CT HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to HIGH TORQ, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 2.2073% of the entire undivided 100% interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

WITNESS the hand of said Grantor, effective as of the 3rd day of April, 2010.

Grantor:

RD & CT HOLDINGS, LLC

By: Robert Douglas Westbrook
Its: Manager

STATE OF UTAH,)
:ss.
County of Washington.)

On this 30th day of April, 2010, before me personally appeared Robert Douglas Westbrook, who acknowledged himself to be the Manager of RD & CT Holdings, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.

4-10-22

Diann Johnson
Notary Public

ABN.3.Spec.Warr.Deed.Doug.HT.042710.622004.mje.doc

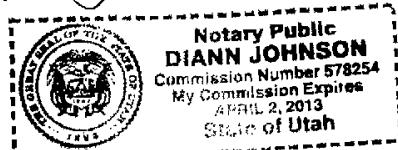


EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

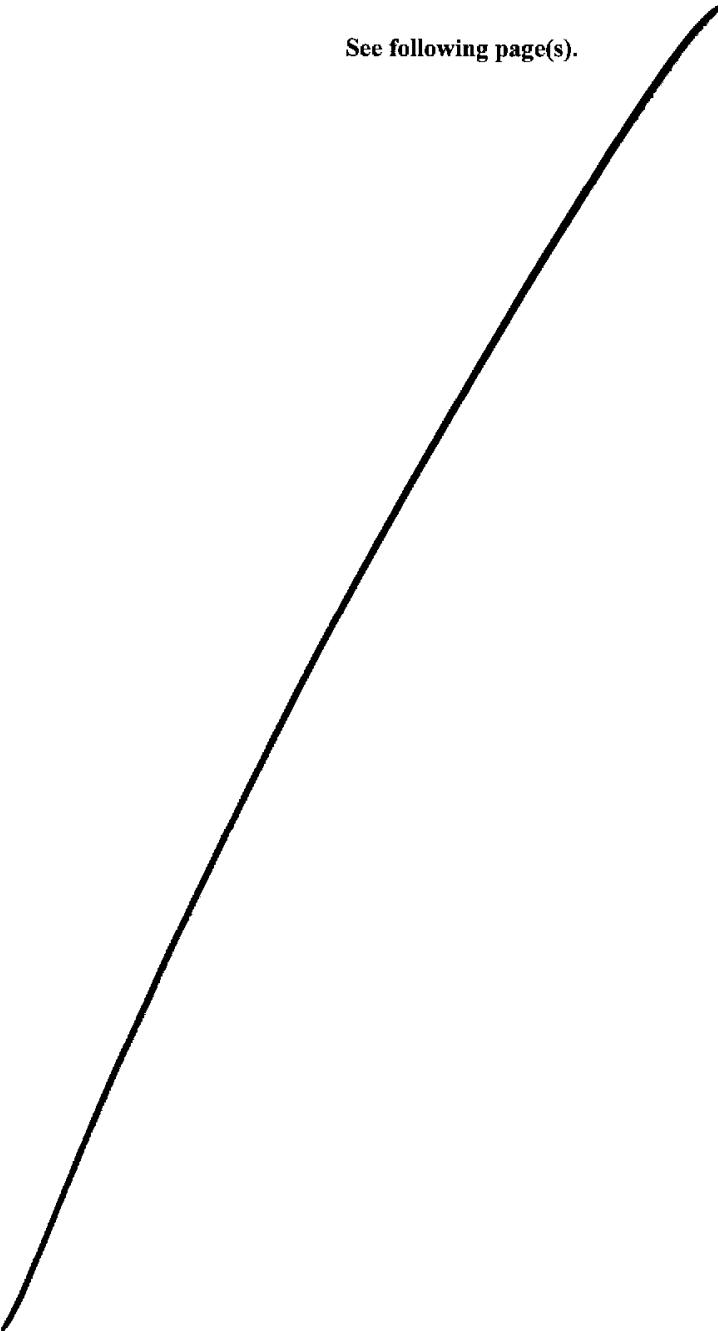


Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84710 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

Tax Serial No. T-100-A

Containing: 390 acres, more or less.

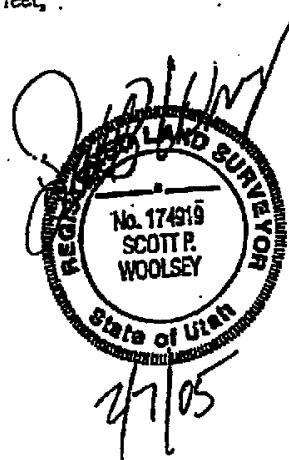




Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;

Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;

Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;

Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;

Thence South 00°11'20" East, a distance of 2,515.09 feet;

Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;

Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;

Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;

Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;

Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;

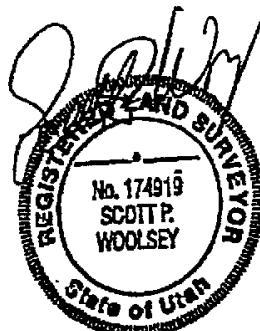
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;

Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;

Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAX Serial No. T-104-A-1

Containing: 450.00 acres, more or less.

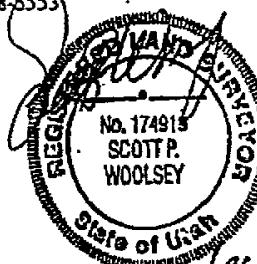


2/7/05

Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL**

(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:
TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

EXHIBIT "A" Continued

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet,

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

Tax I.D. # 3295-A-1

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.
51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)655-4754 FAX: (435)655-5800

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

RRH 5/14/07

(Page 6 of 7)

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

W
Recorded at Request of:

Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

Mail tax notice to:
Lee Esplin

DOC # 20100019625

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
06/15/2010 04:19:35 PM Fee \$ 32.00
By DIXIE TITLE CO



SPECIAL WARRANTY DEED

RD & CT HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to AMERICAN PENSION SERVICES, INC., ADMINISTRATOR FOR LEE P. ESPLIN ROTH IRA #11663, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 0.3485% of the entire undivided 100% interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

WITNESS the hand of said Grantor, effective as of the 4 day of June, 2010.

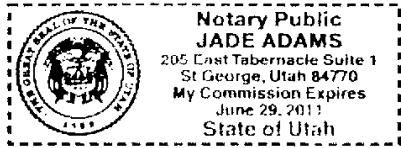
Grantor:

RD & CT HOLDINGS, LLC

By: Robert Douglas Westbrook
Its: Manager

STATE OF UTAH,)
:ss.
County of Washington.)

On this 4 day of June, 2010, before me personally appeared Robert Douglas Westbrook, who acknowledged himself to be the Manager of RD & CT Holdings, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.




Jade Adams
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"



ALPHA ENGINEERING COMPANY

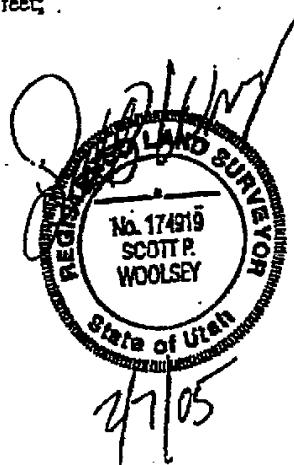
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

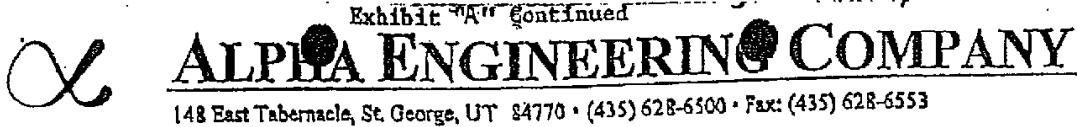
**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

Tax Serial No. T-100-A

Containing: 390 acres, more or less.





ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAX Serial N.D. T-104-A-1

Containing: 450.00 acres, more or less.

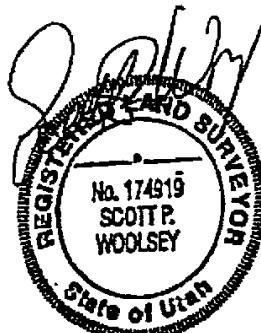
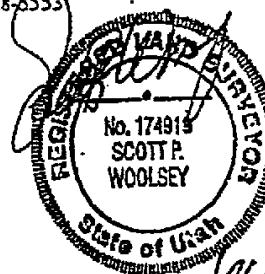


Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR WINDING RIVER ASSOCIATES ASH HILLS 718 ACRE PARCEL

(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

EXHIBIT "A" Continued

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet,
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

Tax I.D # 3295-A-1

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

Mail tax notice to:
Grantee
205 E. Tabernacle, Suite 1
St. George, Utah 87440

DOC # 20100037843

Special Warranty Deed
Page 1 of 9
Russell Shirts Washington County Recorder
11/10/2010 11:08:00 AM Fee \$ 32.00
By DIXIE TITLE CO



SPECIAL WARRANTY DEED

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to RD & CT HOLDINGS, LLC., a Utah Limited Liability Company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

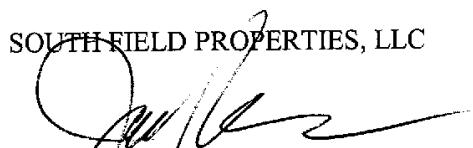
An undivided 1.2779% of the entire undivided 100% interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

WITNESS the hand of said Grantor, effective as of the 1st day of November, 2010.

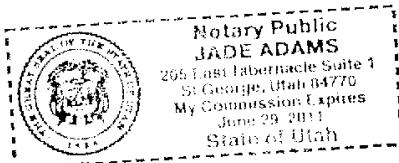
Grantor:

SOUTH FIELD PROPERTIES, LLC


By: James N. Ence
Its: Manager

STATE OF UTAH,)
:ss.
County of Washington.)

On this 1st day of November, 2010, before me personally appeared James N. Ence, who acknowledged himself to be the Manager of SOUTH FIELD PROPERTIES, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.



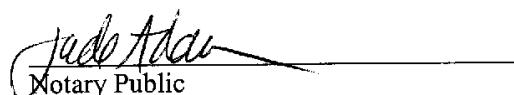

Jade Adams
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North $88^{\circ}57'33''$ West, along the Section line a distance of 990.00 feet; Thence North $88^{\circ}57'33''$ West, along the Section line a distance of 1,664.31 feet to the South $\frac{1}{4}$ corner of Section 3; Thence North $00^{\circ}31'01''$ West, along the Center Section line a distance of 1,181.26 feet; Thence North $89^{\circ}09'02''$ West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North $01^{\circ}14'12''$ West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; Thence North $01^{\circ}14'41''$ West, along the Section line, a distance of 1,328.21 feet, to the West $\frac{1}{4}$ corner of said Section 3; Thence North $00^{\circ}56'55''$ West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; Thence South $89^{\circ}19'19''$ East, along the $\frac{1}{16}$ th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3; Thence South $89^{\circ}26'54''$ East, along the $\frac{1}{16}$ th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3; Thence South $00^{\circ}17'07''$ East, along the $\frac{1}{16}$ th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3; Thence South $00^{\circ}16'39''$ East, along the $\frac{1}{16}$ th Section line, a distance of 51.83 feet; Thence South $51^{\circ}00'50''$ East, a distance of 1,852.69 feet; Thence South $31^{\circ}34'49''$ East, a distance of 122.00 feet; Thence South $62^{\circ}32'31''$ East, a distance of 137.68 feet; Thence South $89^{\circ}57'58''$ East, a distance of 319.00 feet; Thence North $02^{\circ}57'54''$ West, a distance of 471.00 feet; Thence North $15^{\circ}26'56''$ West, a distance of 338.00 feet; Thence North $01^{\circ}02'04''$ East, a distance of 64.00 feet; Thence North $80^{\circ}02'11''$ East, a distance of 263.90 feet; Thence South $19^{\circ}02'04''$ West, a distance of 207.00 feet; Thence South $12^{\circ}57'56''$ East, a distance of 749.37 feet; Thence North $89^{\circ}57'58''$ West, a distance of 43.38 feet; Thence South $35^{\circ}41'59''$ East, a distance of 803.12 feet; Thence South $69^{\circ}33'01''$ West, a distance of 637.00 feet; Thence South $48^{\circ}53'01''$ West, a distance of 210.00 feet; Thence South $70^{\circ}34'01''$ West, a distance of 243.00 feet; Thence South $26^{\circ}06'59''$ East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South $80^{\circ}13'01''$ West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Series No. T-100-A

Containing: 390 acres, more or less.

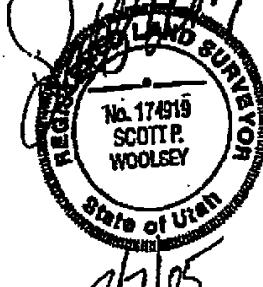




Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

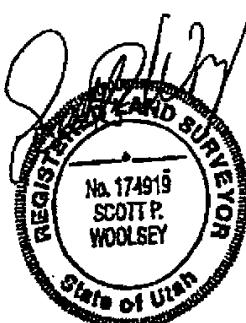
LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL

(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T4N Serial No. T-104-A-1

Containing: 450.00 acres, more or less.



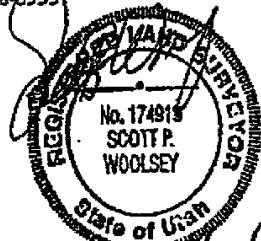
2/7/05

Exhibit "A" Continued



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 00°11'15" West, along the Section line, a distance of 450.28 feet;
Thence North 89°52'43" East, a distance of 1,152.37 feet;
Thence South 15°25'20" East, a distance of 8.93 feet;
Thence South 26°10'01" East, a distance of 125.48 feet;
Thence South 45°51'49" East, a distance of 152.20 feet;
Thence South 00°00'48" East, a distance of 35.54 feet;
Thence North 66°44'07" East, a distance of 4.03 feet;
Thence South 00°07'15" East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South 00°10'11" East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South 00°06'26" East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North 89°19'45" West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South 89°53'14" West, along the 1/16th Section line, a distance of 1,937.34 feet;
Thence South 00°47'08" East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North 89°49'43" East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South 00°02'27" East, along the 1/16th Section line, a distance of 821.57 feet;
Thence South 89°59'06" West, a distance of 2,613.78 feet;
Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North 00°48'00" West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;
Thence South 89°58'57" East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;
Thence North 00°59'21" West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North 00°20'24" West, along the Center Section line, a distance of 2,811.01 feet;
Thence South 88°50'38" East, a distance of 1,657.75 feet;
Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South 88°50'36" East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:
TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

20100037843 11/10/2010 11:08:00 AM
Page 6 of 9 Washington County
~~20090048215 12/22/2009 04:49:45 PM~~
~~Page 10 of 10 Washington County~~

EXHIBIT "A" Continued

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet,

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX I.D.# 3295-A-1

20100037843 11/10/2010 11:08:00 AM
Page 7 of 9 Washington County
20090007582 03/03/2009 03:39:15 PM
Page 12 of 14 Washington County

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

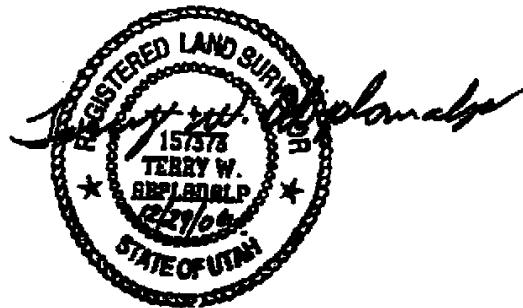
51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)685-4789 FAX: (435)685-5600

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



① 8 ✓

DOC # 20110019325

Warranty Deed Page 1 of 8
Russell Shirts Washington County Recorder
06/24/2011 01:01:40 PM Fee \$ 30.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

American Pension Services, Inc. for Lee P. Esplin
C/O Dixie Title Company
205 E. Tabernacle #1
St. George, UT 84770

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 5-11-6
MAIL TAX NOTICE TO: SAME AS ABOVE

WARRANTY DEED

RD & CT Holdings, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

American Pension Services, Inc., Administrator for Lee P. Esplin IRA #12524

GRANTEE(S)

OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 0.6390% of the entire undivided 100% interest in and to the following:

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record.
LESS AND EXCEPTING any and all water rights associated herewith.

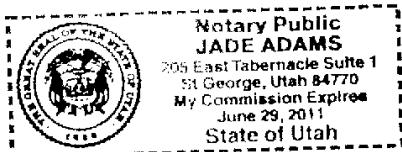
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 21 DAY OF MAY, 2011.

RD & CT Holdings LLC, a Utah Limited Liability Company

Robert Douglas Westbrook, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON MAY 21, 2011, PERSONALLY APPEARED BEFORE ME, Robert Douglas Westbrook, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **RD & CT Holdings, LLC**, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



NOTARY PUBLIC

Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest 1/4, of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A

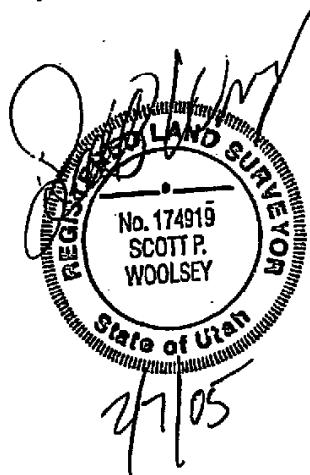




Exhibit "A"

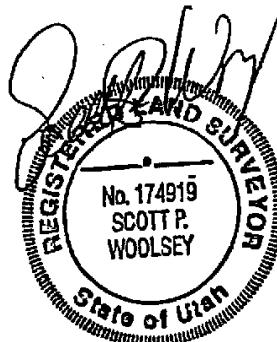
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



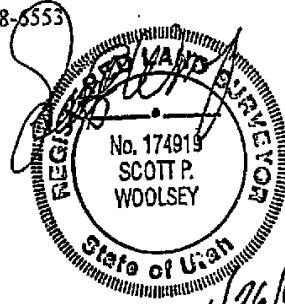
2/7/05



Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

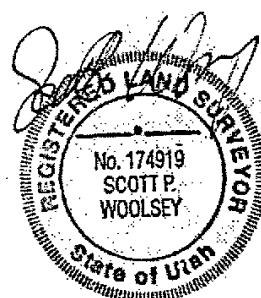
LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

T-3295-A-1



5/23/05

(Page 1 of 1)

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

81 N. 1000 W. STE. #2 HURRICANE, UT 84717 TEL: (435) 655-4764 FAX: (435) 655-5400

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A

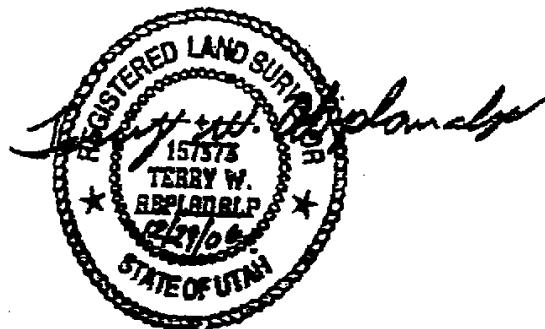


Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2157 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Rnesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°35'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq.Ft more or less.

TAX Serial No T 144-B-1-A

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

8/16
8
DOC # 20110034265

Special Warranty Deed Page 1 of 8
Russell Shirts Washington County Recorder
11/08/2011 04:16:48 PM Fee \$ 30.00
By DIXIE TITLE CO.



5-11-6

WHEN RECORDED MAIL TO:
RD & CT Holdings, LLC
205 E. Tabernacle #1
St. George, UT 84770

**WARRANTY DEED
(SPECIAL)**

SOUTH FIELD PROPERTIES, LLC, a Utah Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in St. George, Utah, grantor hereby Conveys and Warrants against all claiming by, through or under it to **RD & CT HOLDINGS, LLC**, a Utah Limited Liability Company, grantee of Santa Clara, UT, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Washington County, State of Utah:

An undivided 0.5446% of the entire undivided 100% interest in and to the following:

See Attached Exhibit "A"

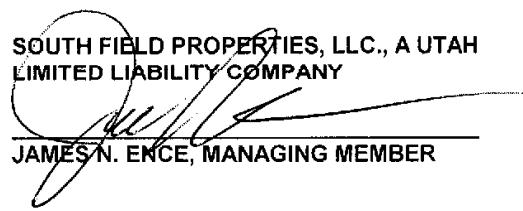
T-
T-100-A; T-104-A-1; T-182-A; 3295-A-1 and 3295-B
~

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2011, AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

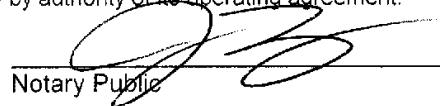
WITNESS the hand of said grantor, this 31st day of October, 2011.

**SOUTH FIELD PROPERTIES, LLC., A UTAH
LIMITED LIABILITY COMPANY**


JAMES N. ENCE, MANAGING MEMBER

STATE OF UTAH)
(ss)
COUNTY OF WASHINGTON)

On the 31st day of October, 2011, personally appeared before me **JAMES N. ENCE**, who duly sworn and did say that he is the **MANAGING MEMBER** of **SOUTH FIELD PROPERTIES, LLC**, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.


Notary Public

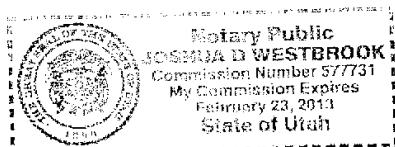


Exhibit "A"

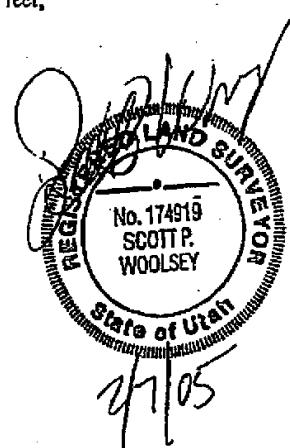


ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest ¼ of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest ¼, of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:



T-100-A



Exhibit "A"
ALPHA ENGINEERING COMPANY
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;

Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;

Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;

Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;

Thence South 00°11'20" East, a distance of 2,515.09 feet;

Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;

Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;

Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;

Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;

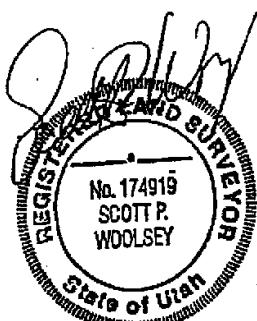
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;

Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;

Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;

Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1

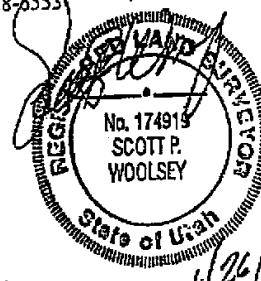


2/1/05



Exhibit "A"
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning;

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

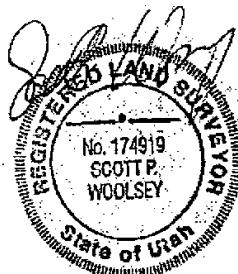
LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning;

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

T-3295-A-1



5/23/05

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.
81 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435) 655-4788 FAX: (435) 655-5100

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence northwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" East 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

9/11
Recorded at Request of:
Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

DOC # 20120005998

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
02/24/2012 04:37:43 PM Fee \$ 32.00
By DIXIE TITLE CO



SPECIAL WARRANTY DEED

RD & CT HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to American Pension Services, Inc., Administrator for David Webb Hunter Simple IRA #12922, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 0.3160% of the entire undivided 100% interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

WITNESS the hand of said Grantor, effective as of the 7th day of February, 2012.

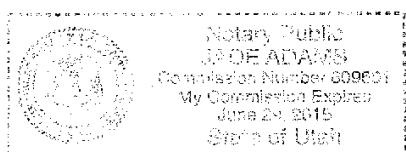
Grantor:

RD & CT HOLDINGS, LLC

By: Robert Douglas Westbrook
Its: Manager

STATE OF UTAH,)
:ss.
County of Washington.)

On this 7th day of February, 2012, before me personally appeared Robert Douglas Westbrook, who acknowledged himself to be the Manager of RD & CT Holdings, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.



J. D. Adams
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A

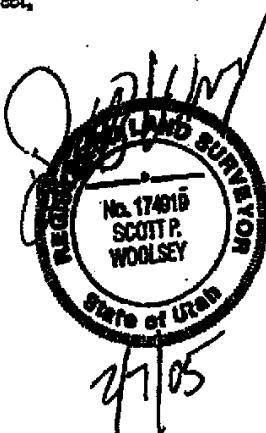


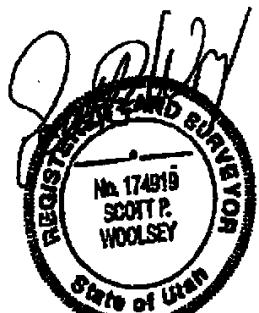


Exhibit "A"
ALPHA ENGINEERING COMPANY
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 39°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



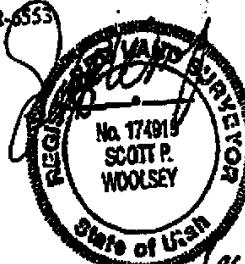
2/7/05



Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

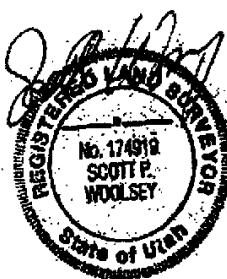
LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South 89°54'23" West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$, SW $\frac{1}{4}$, said Section 22;
Thence North 00°05'50" West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North 00°05'46" West, a distance of 2,218.63 feet;
Thence North 89°59'06" East, a distance of 2,613.52 feet;
Thence South 00°01'22" East, a distance of 1,820.79 feet;
Thence North 89°36'06" West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South 00°08'13" West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning.

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

T-3295-A-1



5/23/05

(Page 1 of 1)

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
200 Main Street
St. George, Utah 84770
(435)673-2277 (Fax)
(435)673-7141 (Ext.)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLBAM
Prepared for Mike Knuck

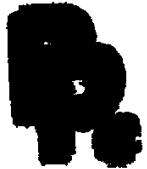
The intent of this Legal description is to solve an encroachment issue with the home on said parcel described in instrument #863147. Based on Documents collected from Washington County Records Office State of Utah, Namely instrument #2, 863147, 797833, 196201, 222474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the furthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLBAM, 411.34 feet from the West Quarter of said Section and running thence N 0°00'41" E along said Section Line 38.94 feet to the Southeast Corner of a Parcel more particularly described in instrument #863147 on file and on Record at Washington County Records Office, State of Utah; thence S 29°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; thence S 80°52'48" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.
81 N. 1600 W. STE. 51 KUENRICKS, UT 84737 TEL: (435) 645-4744 FAX: (435) 645-2400

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, and point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southeast corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial No.: T-100-A, T-104-A-1 and T-182-A
Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 222.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northerly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 25°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

200
WHEN RECORDED, MAIL TO:

Dixie Title Company
205 East Tabernacle St.
St. George, Utah 84770

MAIL TAX NOTICE TO:

Scott Parry
1490 E. Foremaster Dr. Suite 150
St. George, UT 84790

DOC # 20120041535

Special Warranty Deed Page 1 of 8
Russell Shirts Washington County, Recorder
12/04/2012 04:19:17 PM Fee \$ 30.00
By DIXIE TITLE CO



Parcel Nos.: T-100-A, T-104-A-1, T-182-A, T-3295-A-1, T-3295-B

SPECIAL WARRANTY DEED

AMERICAN BANK OF THE NORTH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it to SCOTT PARRY, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 3.4864% of the entire 100% undivided interest in and to the following:

See Exhibit "A" hereto, which is incorporated by this reference.

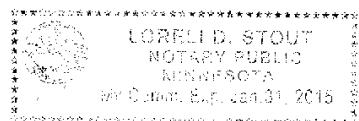
WITNESS the hand of said Grantor, this 30th day of November, 2012.

GRANTOR:
American Bank of the North

By: John Zanotti
Its: Authorized Agent

STATE OF MINNESOTA,)
: ss.
County of Itasca.)

On the 30th day of November, 2012, personally appeared before me John Zanotti, who duly acknowledged before me that he is the authorized agent of American Bank of the North, and that he signed the foregoing Special Warranty Deed freely and voluntarily on behalf of said company, pursuant to authority granted him by said company, and for the uses and purposes stated therein.



Loreli D. Stout
Notary Public

11-12-24

ABN 3 Spec War Deed Scott Parry 112912 622007 mje

Exhibit "A"

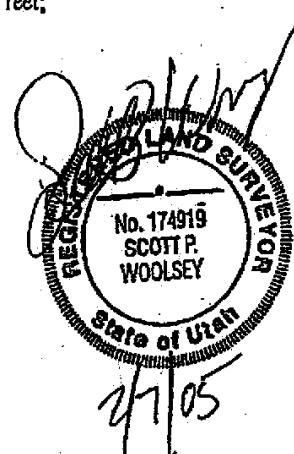


ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:



T-100-A

Exhibit "A"



ALPHA ENGINEERING COMPANY

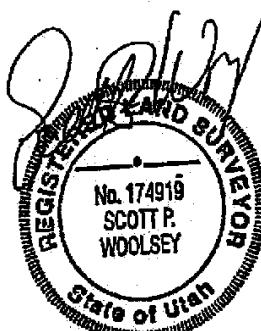
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL

(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



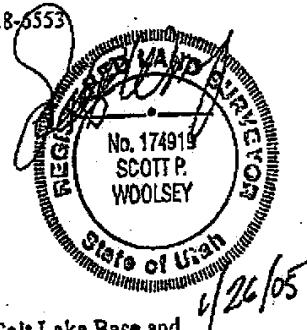
2/1/05



Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

Exhibit A

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6300 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)**

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 89°54'23" West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North 00°05'50" West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North 00°05'46" West, a distance of 2,218.63 feet;

Thence North 89°59'06" East, a distance of 2,613.52 feet;

Thence South 00°01'22" East, a distance of 1,820.79 feet;

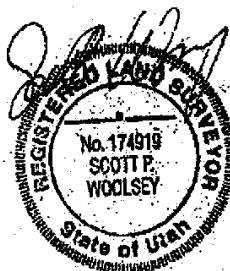
Thence North 89°36'06" West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South 00°08'13" West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning.

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

T-3295-A-1

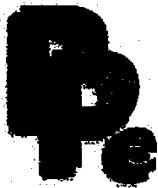


5/23/05

(Page 1 of 1)

Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)835-4768 FAX: (435)835-5900

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.



Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

RRH 5/14/07

(Page 5 of 5)

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 61°25'54"07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54"07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

9/2
WHEN RECORDED, MAIL TO:

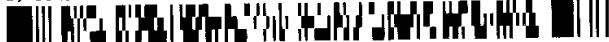
Dixie Title Company
205 East Tabernacle St.
St. George, Utah 84770

MAIL TAX NOTICE TO:

Woodrow & Sheri Wagner
664 Sweet Spring Dr.
Santa Clara, UT 84765

DOC # 20120042069

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
12/07/2012 04:54:25 PM Fee \$ 32.00
By DIXIE TITLE CO



Parcel Nos.: T-100-A, T-104-A-1, T-182-A, T-3295-A-1, T-3295-B

SPECIAL WARRANTY DEED

AMERICAN BANK OF THE NORTH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it to WOODROW W. WAGNER III and SHERI G. WAGNER, husband and wife, as joint tenants with rights of survivorship, Grantees, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 0.3487% of the entire 100% undivided interest in and to the following:

See Exhibit "A" hereto, which is incorporated by this reference.

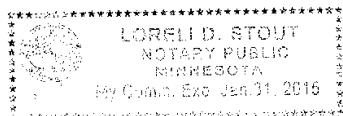
WITNESS the hand of said Grantor, this 3rd day of December, 2012.

GRANTOR:
American Bank of the North

By: John Zanotti
Its: Authorized Agent

STATE OF MINNESOTA,)
: ss.
County of Itasca.)

On the 3rd day of December, 2012, personally appeared before me John Zanotti, who duly acknowledged before me that he is the authorized agent of American Bank of the North, and that he signed the foregoing Special Warranty Deed freely and voluntarily on behalf of said company, pursuant to authority granted him by said company, and for the uses and purposes stated therein.



Lorelli D. Stout
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

20120042069 12/07/2012 04:54:25 PM
Page 3 of 9 Washington County
20120040245 11/26/2012 04:20:01 PM
Page 4 of 10 Washington County

Exhibit "A"

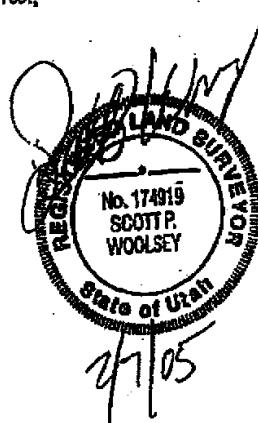


ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:



T-100-A

20120042069 12/07/2012 04:54:25 PM

Page 4 of 9 Washington County

20120040245 11/26/2012 04:20:01 PM

Page 5 of 10 Washington County

Exhibit "A"



ALPHA ENGINEERING COMPANY

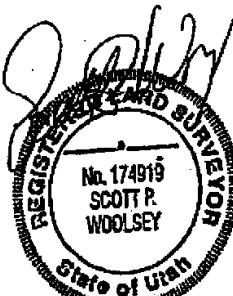
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL

(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



2/1/05

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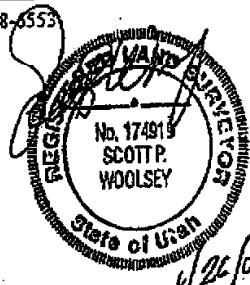
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~~Page 6 of 10 Washington County~~

Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR WINDING RIVER ASSOCIATES ASH HILLS 718 ACRE PARCEL (January 26, 2005) (Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 00°11'15" West, along the Section line, a distance of 450.28 feet;

Thence North 89°52'43" East, a distance of 1,152.37 feet;

Thence South 15°25'20" East, a distance of 8.93 feet;

Thence South 26°10'01" East, a distance of 125.48 feet;

Thence South 45°51'49" East, a distance of 152.20 feet;

Thence South 00°00'48" East, a distance of 35.54 feet;

Thence North 65°44'07" East, a distance of 4.03 feet;

Thence South 00°07'15" East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°10'11" East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 00°06'26" East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North 89°19'45" West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South 89°53'14" West, along the 1/16th Section line, a distance of 1,937.34 feet;

Thence South 00°47'08" East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North 89°49'43" East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South 00°02'27" East, along the 1/16th Section line, a distance of 821.57 feet;

Thence South 89°59'06" West, a distance of 2,613.78 feet;

Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North 00°48'00" West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;

Thence South 89°58'57" East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;

Thence North 00°59'21" West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North 00°20'24" West, along the Center Section line, a distance of 2,811.01 feet;

Thence South 88°50'38" East, a distance of 1,657.75 feet;

Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South 88°50'36" East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

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Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)**

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

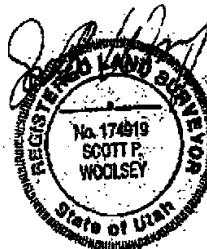
Thence South $00^{\circ}04'22''$ East, a distance of 1,820.79 feet;

Thence North $89^{\circ}26'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning;

Containing: 200.66 acres, more or less.

*TAX ID # 3295-A-1
T-3295-A-1*



5/23/05

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Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



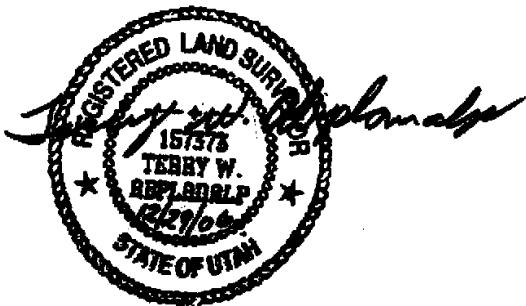
PRATT PRECISION ENGINEERING P.C.

51 N. 1600 W. STE. #2 HURRICANE, UT 84737 TEL: (435)635-4769 FAX: (435)635-5960

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.



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Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

RRH 5/14/07

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Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial No.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°39'59" West 291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concava easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°34'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.



WHEN RECORDED, MAIL TO:

Dixie Title Company
205 East Tabernacle St.
St. George, Utah 84770

MAIL TAX NOTICE TO:

RD & CT Holdings, LLC
2565 Crestview Drive
Santa Clara, UT 84765

Parcel Nos.: T-100-A, T-104-A-1, T-182-A, T-3295-A-1, T-3295-B

SPECIAL WARRANTY DEED

AMERICAN BANK OF THE NORTH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it to RD & CT HOLDINGS, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 6.2015% of the entire 100% undivided interest in and to the following:

See Exhibit "A" hereto, which is incorporated by this reference.

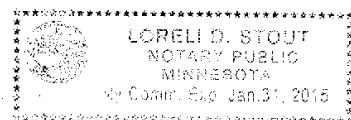
WITNESS the hand of said Grantor, this 3rd day of December, 2012.

GRANTOR:
American Bank of the North

By: John Zanotti
Its: Authorized Agent

STATE OF MINNESOTA,)
: ss.
County of Itasca.)

On the 3rd day of December, 2012, personally appeared before me John Zanotti, who duly acknowledged before me that he is the authorized agent of American Bank of the North, and that he signed the foregoing Special Warranty Deed freely and voluntarily on behalf of said company, pursuant to authority granted him by said company, and for the uses and purposes stated therein.



Lori L. D. Stout
Notary Public

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Exhibit "A"

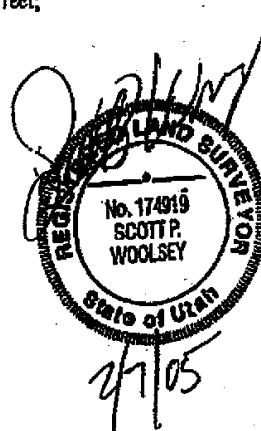


ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,695.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:



T- 100 -A

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Exhibit "A"



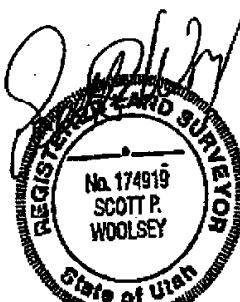
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,567.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



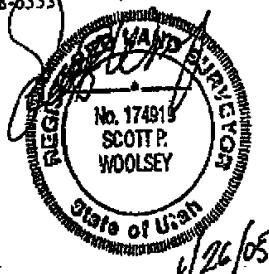
2/7/05



Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

20120042267 12/10/2012 04:13:21 PM
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Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6300 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILL'S AREA
200.66 ACRE PARCEL
(May 23, 2005)**

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake
Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the
Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of
2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

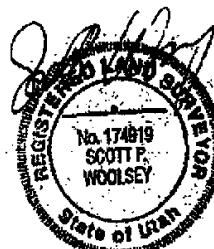
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center
Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the
Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1
T-3295-A-1



5/23/05

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Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



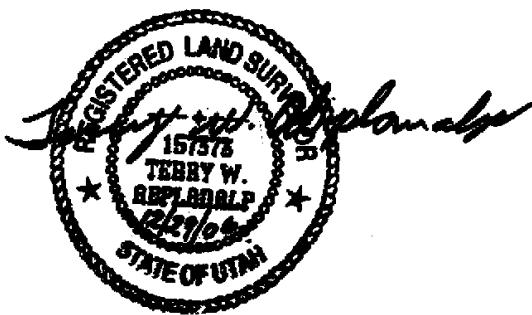
PRATT PRECISION ENGINEERING P.C.

51 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)635-4768 FAX: (435)635-5980

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.



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Exhibit

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

RRH 5/14/07

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Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A
Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet, from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°34'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°34'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.



WHEN RECORDED MAIL TO:

Scott Parry
C/O Dixie Title Company
205 E. Tabernacle #1
St. George, UT 84770

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 11-09-16C
MAIL TAX NOTICE TO: SAME AS ABOVE

WARRANTY DEED

Toquerville Grandeur, LC, a Utah Limited Liability Company

GRANTOR(S)

OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Scott Parry

GRANTEE(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 0.69704% interest of the entire 100% interest in the following described property:

See Attached Exhibit "A"

TOGETHER with all improvements and appurtenances thereunto belonging but being
SUBJECT to Easements, Rights of Way and Restrictions of Record.
LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28 DAY OF JANUARY, 2013.

Toquerville Grandeur, LC, a Utah Limited Liability
Company

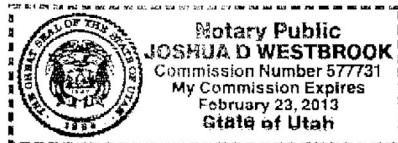
Lee P. Esplin, Manager

Rodney F. Savage

Rodney F. Savage, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON JANUARY 28, 2013, PERSONALLY APPEARED BEFORE ME, Lee P. Esplin and Rodney F. Savage, WHO BEING BY ME
DULY SWORN, DID SAY THAT THEY ARE MANAGERS OF Toquerville Grandeur, LC, a Utah Limited Liability Company, THE
LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS
ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED,
AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED
LIABILITY COMPANY.



NOTARY PUBLIC

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Exhibit "A"

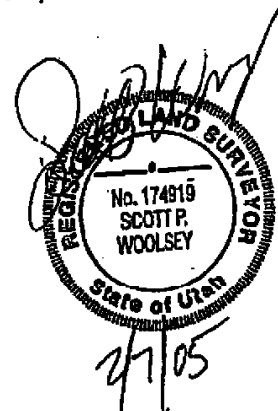
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3, . . . Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest 1/4, of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A



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Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
 WINDING RIVER ASSOCIATES
 ASH HILLS 450 ACRE PARCEL
 (February 7, 2005)
 (First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;

Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;

Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;

Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;

Thence South 00°11'20" East, a distance of 2,515.09 feet;

Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;

Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;

Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;

Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;

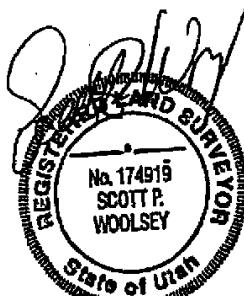
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;

Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;

Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;

Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



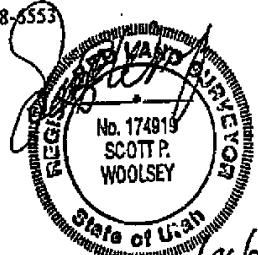
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Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



**LEGAL DESCRIPTION FOR
 WINDING RIVER ASSOCIATES
 ASH HILLS 718 ACRE PARCEL
 (January 26, 2005)
 (Second Option Parcel)**

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
 Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
 Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
 Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
 Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
 Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
 Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
 Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
 Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
 Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
 Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
 Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
 Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;
 Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
 Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
 Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;
 Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
 Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
 Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
 Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
 Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
 Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
 Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
 Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
 Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

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Exhibit A**ALPHA ENGINEERING COMPANY**

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
 WINDING RIVER ASH HILLS AREA
 200.66 ACRE PARCEL
 (May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South 89°54'23" West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North 00°05'50" West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North 00°05'46" West, a distance of 2,218.63 feet;

Thence North 89°59'06" East, a distance of 2,613.52 feet;

Thence South 00°01'22" East, a distance of 1,820.79 feet;

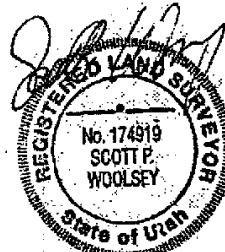
Thence North 89°36'06" West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South 00°08'13" West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1

T-3295-A-1



5/23/05

(Page 1 of 1)

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Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

81 N. 1000 W. STE. #2 HURRICANE, UT 84737 TEL: (435)685-6744 FAX: (435)685-5460

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



20110019325 06/24/2011 01:01:40 PM
Page 7 of 8 Washington County

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
203 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (o/s)
(435) 673-3161 (o/s)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #4, 863147, 797833, 396201, 212474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 29°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; thence S 80°32'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

TAX Serial No T 144-B-1-A

20140019325 06/24/2011 01:01:40 PM
Page 8 of 8 Washington County

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

401
✓

DOC # 20180025421

Warranty Deed Page 1 of 18
Russell Shirts Washington County Recorder
06/20/2018 11:07:08 AM Fee \$ 61.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Lee P Esplin, Trustee
c/o Doug Westbrook
2565 W. Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 5-18-50C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: T-100-A; T-104-A-1; T-182-A; 3295-B AND 3295-A-1

WARRANTY DEED

Southstream Holdings, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Lee P Esplin, Trustee of The Donald and Ruth Esplin Revocable Trust dated November 9, 1990

GRANTEE(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 24.22047% interest in the Grantors 6.0592% interest (which is 1.467567% of the entire remaining acreage) described as follows:

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 19 DAY OF JUNE, 2018.

Southstream Holdings, LLC, a Utah Limited Liability Company

Robert Douglas Westbrook, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON JUNE 19, 2018. PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF **Southstream Holdings, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Jade Adams
NOTARY PUBLIC

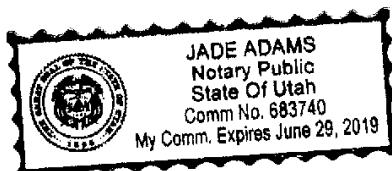


Exhibit "A"



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 3, . . . Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A

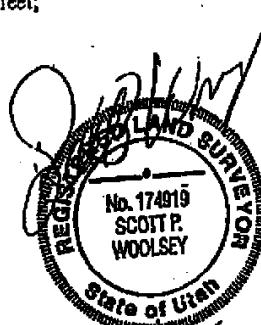




Exhibit "A"

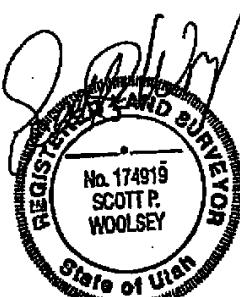
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)**

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

T-104-A-1



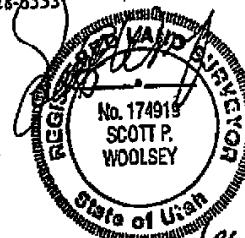
2/7/05



Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553



LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

T-182-A

T- 3295-B

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6509 • Fax: (435) 628-6553

LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line; a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

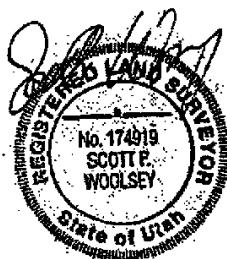
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

TAX ID # 3295-A-1



5/23/05

(Page 1 of 1)

EXHIBIT "A"
To Special Warranty Deed

The following being a portion of Parcel No. T-100-A, Washington County, State of Utah:

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Dharma
St. George, Utah 84770
(435) 625-2227 (ph.)
(435) 623-5161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Knoech

The intent of this Legal description is to solve an encroachment issue with the home on that parcel described in instrument #863147. Based on Documents collected from Washington County Recorders Office State of Utah, Namely instrument #s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running fence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on file and on Record at Washington County Recorders Office, State of Utah; thence S 19°55'19" E along said parcel 240.48 feet to the West Right-of-way of Mesa View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,652 Sq Ft more or less.

TAX Serial No T-144-B-1-A

20100006879 03/03/2010 10:18:54 AM
Page 8 of 8 Washington County

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" West 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

TAX Serial No. T-100-A



Less and excepting the following described property

EXHIBIT "A"
To Special Warranty Deed

The following being portionS of Parcel No. T-100-A, Washington County, State of Utah:

BYPASS ROAD REALIGNMENT:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3,10,14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE

Exhibit "A"
To Special Warranty Deed

OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING. CONTAINING 35.41 ACRES.

WATER TANK PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES.

Less and excepting the following described property:



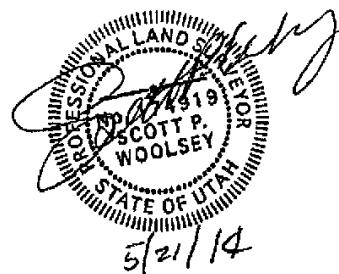
EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
15' WIDE PARCEL
(May 21, 2014)

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North $88^{\circ}57'33''$ West, along the Section line, a distance of 1723.75 feet to the Point of Beginning, Thence North $88^{\circ}57'33''$ West, along said line, a distance of 17.33 feet to the beginning of a non tangent curve to the right, of which the radius point lies South $59^{\circ}03'58''$ East, a radial distance of 1,440.00 feet, thence northeasterly along the arc of said curve, through a central angle of $06^{\circ}58'35''$, a distance of 175.34 feet to the beginning of a reverse curve to the left having a radius of 1,260.00 feet and a central angle of $42^{\circ}59'14''$, thence northerly along the arc of said curve, a distance of 945.34 feet; Thence North $05^{\circ}04'36''$ West, a distance of 435.30 feet to the beginning of a non tangent curve to the left, of which the radius point lies South $84^{\circ}55'23''$ West, a radial distance of 1,260.00 feet, thence northwesterly along the arc of said curve, through a central angle of $43^{\circ}06'43''$, a distance of 948.08 feet to the beginning of a reverse curve to the right having a radius of 1,140.00 feet and a central angle of $72^{\circ}53'18''$, thence northerly along the arc of said curve, a distance of 1,450.24 feet; Thence North $24^{\circ}41'57''$ East, a distance of 378.82 feet; Thence South $89^{\circ}21'54''$ East, a distance of 16.43 feet; Thence South $24^{\circ}41'58''$ West, a distance of 385.52 feet to the beginning of a curve to the left having a radius of 1,125.00 feet and a central angle of $72^{\circ}53'18''$, thence southerly along the arc of said curve, a distance of 1,431.16 feet to the beginning of a reverse curve to the right having a radius of 1,275.00 feet and a central angle of $43^{\circ}06'43''$, thence southeasterly along the arc of said curve, a distance of 959.37 feet; Thence South $05^{\circ}04'36''$ East, a distance of 435.30 feet to the beginning of a curve to the right having a radius of 1,275.00 feet and a central angle of $42^{\circ}59'14''$, thence southerly along the arc of said curve, a distance of 956.59 feet to the beginning of a reverse curve to the left having a radius of 1,425.00 feet and a central angle of $06^{\circ}37'45''$, thence southwesterly along the arc of said curve, a distance of 164.87 feet to the Point of Beginning.

Containing: 1.49 acres, more or less.

T 3-1-10-142





43 South 100 East, Suite 100 T 435.628.6500
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Less and excepting the following described property:

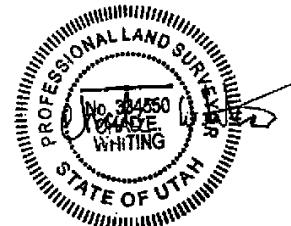
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #1
(April 14, 2014)**

Commencing at the Southwest Corner of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 80°13'36" East, along the Section line, a distance of 194.26 feet to the Point of Beginning; Thence North 12°05'50" West, a distance of 31.22 feet; Thence North 03°15'23" West, a distance of 123.98 feet; Thence North 16°15'19" West, a distance of 182.07 feet; Thence North 42°24'25" West, a distance of 120.16 feet; Thence North 36°45'33" West, a distance of 163.02 feet; Thence North 32°29'18" West, a distance of 93.17 feet; Thence North 18°32'12" West, a distance of 54.41 feet; Thence North 02°20'34" West, a distance of 41.83 feet; Thence North 09°24'02" East, a distance of 140.43 feet; Thence North 02°19'53" East, a distance of 59.86 feet; Thence North 01°29'34" West, a distance of 133.90 feet; Thence North 12°26'24" West, a distance of 222.94 feet; Thence North 29°22'31" West, a distance of 232.25 feet; Thence North 30°02'48" East, a distance of 119.66 feet; Thence North 01°01'47" West, a distance of 73.80 feet; Thence North 08°22'01" East, a distance of 43.89 feet, to a point on the northerly line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 51°00'50" East, along said line, a distance of 58.10 feet; Thence South 08°22'01" West, a distance of 10.18 feet; Thence South 01°01'47" East, a distance of 83.59 feet; South 30°02'48" West, a distance of 105.03 feet; Thence South 29°22'31" East, a distance of 211.17 feet; Thence South 12°26'24" East, a distance of 235.17 feet; Thence South 01°29'34" East, a distance of 140.36 feet; Thence South 02°19'53" West, a distance of 64.62 feet; South 09°24'02" West, a distance of 138.37 feet; Thence South 02°20'34" East, a distance of 29.58 feet; Thence South 18°32'12" East, a distance of 41.18 feet; Thence South 32°29'18" East, a distance of 85.19 feet; Thence South 36°45'33" East, a distance of 158.69 feet; South 42°24'25" East, a distance of 129.31 feet; Thence South 16°15'19" East, a distance of 199.38 feet; Thence South 03°15'23" East, a distance of 125.81 feet; Thence South 12°05'50" East, a distance of 29.39 feet, to a point on the South line of said Section 2; Thence South 80°13'36" West, along said line, a distance of 50.04 feet to the Point of Beginning.

Containing: 2.08 acres, more or less.

T-3 -1-10-142



4/15/14



43 South 100 East, Suite 100 T 435.628.6500
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Less and excepting the following described property:

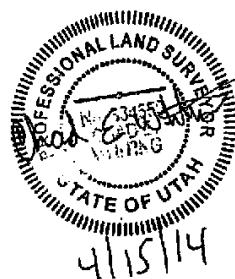
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #2
(April 14, 2014)**

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 1505.68 feet; Thence North 90°00'00" West, a distance of 259.17 feet to the Point of Beginning; Thence North 01°31'38" East, a distance of 204.71 feet; Thence North 51°00'50" West, a distance of 1460.10 feet; Thence North 00°17'06" West, a distance of 1358.25 feet; Thence North 89°21'54" West, a distance of 554.72 feet, to a point on the East line of that parcel shown by Document #20080039847, Official Washington County Records; Thence North 24°41'41" East, along said line a distance of 54.76 feet, to a point on the North line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 89°21'54" East, along the North line of said parcel a distance of 581.60 feet, to the Northeast corner of said parcel; Thence South 00°17'06" East, along the Easterly line of said parcel, a distance of 1383.75 feet; Thence South 51°00'50" East, along said Easterly line, a distance of 1472.49 feet; Thence leaving said line and running South 08°22'01" West, a distance of 43.89 feet; Thence South 01°01'47 East, a distance of 73.80 feet; Thence South 30°02'48" West, a distance of 119.66 feet to the Point of Beginning.

Containing: 4.12 acres, more or less.

T-3-1-10-142





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Less and excepting the following described property:

EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #3
(April 11, 2014)**

Commencing at the Southwest Corner of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 627.80 feet; Thence North 90°00'00" West, a distance of 21.28 feet to the Point of Beginning; Thence North 32°29'18" West, a distance of 53.47 feet; Thence North 78°16'02" East, a distance of 268.52 feet; Thence South 69°17'38" East, a distance of 324.32 feet; Thence South 74°35'17" East, a distance of 268.44 feet; Thence North 54°06'04" East, a distance of 482.16 feet, to a point on the Easterly line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 35°41'59" East, along said line, a distance of 50.00 feet; Thence leaving said line and running South 54°06'04" West, a distance of 506.00 feet; Thence North 74°35'17" West, a distance of 294.77 feet; Thence North 69°17'38" West, a distance of 312.09 feet; Thence South 78°16'02" West, a distance of 235.03 feet to the Point of Beginning.

Containing: 1.54 acres, more or less.

T-3-1-10-142





**ALPHA
ENGINEERING**

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Less and excepting the following described property:

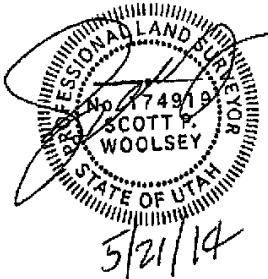
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #4
(May 21, 2014)**

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 639.63 feet; Thence North 90°00'00" West, a distance of 88.08 feet to the Point of Beginning; Thence South 67°10'23" West, a distance of 92.09 feet; Thence South 76°07'58" West, a distance of 610.97 feet; Thence South 72°31'20" West, a distance of 349.42 feet; Thence South 84°47'20" West, a distance of 433.14 feet, to a point on a 1275.00 foot radial non-tangent curve to the left, the radius point of which bears North 60°01'02" West, Thence Northerly along the arc of said curve to the left a distance of 60.20 feet, through a central angle of 02°42'20"; Thence North 84°47'20" East, a distance of 394.24 feet; Thence North 72°31'20" East, a distance of 345.62 feet; Thence North 76°07'58" East, a distance of 608.63 feet; Thence North 67°10'23" East, a distance of 86.09 feet; Thence South 18°32'12" East, a distance of 26.27 feet; Thence South 32°29'18" East, a distance of 24.14 feet to the Point of Beginning.

Containing: 1.67 acres, more or less.

T-3-1-10-142





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Less and excepting the following described property:

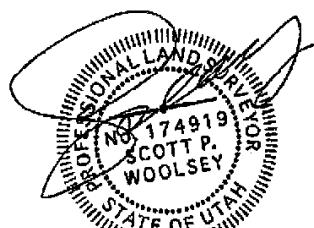
EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT 50' WIDE PARCEL #5 (May 21, 2014)

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line, a distance of 1677.94 feet; Thence North 00°00'00" East, a distance of 302.22 feet to the Point of Beginning; Thence North 51°43'39" West, a distance of 321.45 feet; Thence North 78°29'57" East, a distance of 65.49 feet; Thence South 51°43'39" East, a distance of 273.25 feet, to a point on a 1140.00 foot radial non-tangent curve to the right, the radius point of which bears North 59°43'28" West, thence Southwesterly along the arc of said curve a distance of 50.35 feet through a central angle of 02°31'50", to the Point of Beginning.

Containing: 14,877 square feet or 0.34 acres, more or less.

T-3-1-10-142



5/21/14



43 South 100 East, Suite 100 T 435.628.6500
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Less and excepting the following described property:

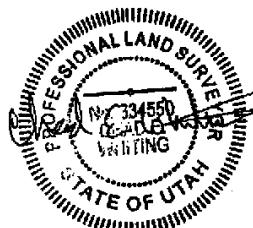
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #6
(April 14, 2014)**

Commencing at the Northwest Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South 00°57'39" East, along the Section line, a distance of 1316.56 feet, to the Point of Beginning, said point being the Southwest Corner of Sectional Lot 4 of said Section 3; Thence South 89°21'54" East, along the south line of Sectional Lots 4, 3, and 2, a distance of 3325.95 feet, to a point on the West line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 24°41'41" West, along said line a distance of 54.76 feet; Thence North 89°21'54" West, a distance of 3302.27, to a point on the West line of said Section 3; Thence North 00°55'11" West, along said line a distance of 50.02 feet to the Point of Beginning.

Containing: 3.80 acres, more or less.

T-3-1-10-142



4/15/14



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St George, Utah 84770 F 435.628.6553

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Less and excepting the following described property:

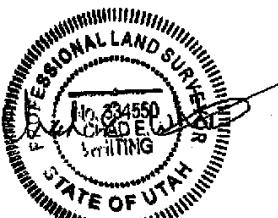
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
POND PARCEL
(April 11, 2014)**

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line, a distance of 1805.47 feet; Thence North 00°00'00" East, a distance of 524.41 feet to the Point of Beginning; Thence South 78°29'57" West, a distance of 336.15 feet; Thence North 11°30'03" West, a distance of 514.45 feet; Thence North 78°29'57" East, a distance of 336.15 feet; Thence South 11°30'03" East, a distance of 514.45 feet, to the Point of Beginning.

Containing 3.97 acres, more or less.

T-3-1-10-142



10
LIA
WHEN RECORDED MAIL TO:
Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20180043725

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
10/30/2018 04:27:35 PM Fee \$ 46.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 10-18-17C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182,-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

R&S Toquerville, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 0.33545% of their 3.9831% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

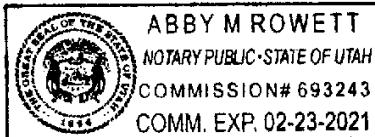
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 24th DAY OF OCTOBER, 2018.

R&S Toquerville, LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF Utah)
:SS

ON OCTOBER 24th, 2018. PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF R&S TOQUERVILLE, LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

PARCEL # 1

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0107535

Tax Area: 11 - Toquerville Town

Acres: 358.450

Parcel: T-100-A

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0'50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

PARCEL # 1 (CONTINUED)

Property Record Card

Washington County

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*0724" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET, THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12*05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03*15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16*15'19 WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42*24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36*45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32*29'18" WEST, A DISTANCE OF 93.17 FEET;

PARCEL # 1 (CONTINUED)

Property Record Card

Washington County

THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53 EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01 EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERNLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERNLY LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERNLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°3'15", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

Property Record Card

PARCEL # 2

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0107618

Tax Area: 11 - Toquerville Town

Acres: 442.870

Parcel: T-104-A-1

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41

PARCEL # 2 (CONTINUED) **Property Record Card**
Washington County

SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,360.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"W, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

A PART OF PARCEL # 3

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260

Parcel: T-182-A
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*0'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4

A PART OF PARCEL # 3
(CONTINUED)

Property Record Card

Washington County

SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORtheasterly ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORtheasterly ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORtheasterly ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

A PART OF PARCEL # 3

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
AMERICAN BANK OF THE
NORTH
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
TOQUERVILLE
GRANDEUR LLC
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G

Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260

Parcel: T-3295-B
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

PARCEL # 4

Property Record Card

Washington County

RD & CT HOLDINGS LLC
PRINCE VIEJO VALLEY
LLC
EASTCREEK HOLDINGS
LLC
R&S TOQUERVILLE LLC
SOUTH FIELDS
PROPERTIES LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

2565 CRESTVIEW DR
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

708
DOC # 20180043726

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
10/30/2018 04:27:35 PM Fee \$ 46.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 10-18-17C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182,-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 0.83861% of their 9.9577% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

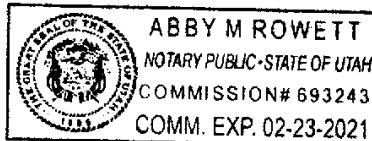
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 24th DAY OF OCTOBER, 2018.

RKW Holdings LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF Utah) :SS

ON OCTOBER 24th, 2018, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

PARCEL # 1

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0107535

Tax Area: 11 - Toquerville Town

Acres: 358.450

Parcel: T-100-A

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01 W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0'50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

PARCEL # 1 (CONTINUED)

Property Record Card

Washington County

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,360.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12*05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03*15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16*15'19 WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42*24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36*45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32*29'18" WEST, A DISTANCE OF 93.17 FEET;

PARCEL # 1 (CONTINUED)

Property Record Card

Washington County

THENCE NORTH 18*32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02*20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09*24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02*19'53 EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01*29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12*26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29*22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30*02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01*01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08*22'01 EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51*00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08*22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01*01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30*02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29*22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12*26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01*29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02*19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09*24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02*20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18*32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32*29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36*49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42*24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16*15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03*15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12*05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80*13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00*03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90*00'00" WEST, A DISTANCE OF 259.17 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01*31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51*00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00*17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89*21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24*41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89*21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00*17'06" EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51*00'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08*22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01*01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30*02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00*03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90*00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32*29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78*16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69*17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74*35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54*06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35*41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54*06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74*35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69*17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78*16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00*03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90*00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67*10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76*07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72*31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84*47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60*01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02*42'20"; THENCE NORTH 84*47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72*31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76*07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67*10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18*32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32*29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00*00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51*43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78*29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51*43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59*43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02*31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00*57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89*21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24*41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89*21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00*55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00*00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78*29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11*30'02" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78*29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11*30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

PARCEL # 2

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870

Parcel: T-104-A-1
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41 S: R: 13 W: BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41

PARCEL # 2 (CONTINUED) **Property Record Card**
Washington County

SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

A PART OF PARCEL # 3

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0108699

Tax Area: 11 - Toquerville Town

Acres: 652.260

Parcel: T-182-A

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*0'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4

A PART OF PARCEL # 3
(CONTINUED)

Property Record Card

Washington County

SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SEC/L 1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

A PART OF PARCEL # 3

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC

Account: 0746258

Parcel: T-3295-B

SOUTH FIELD
PROPERTIES LLC

Tax Area: 11 - Toquerville Town

Situs Address:

AMERICAN BANK OF THE
NORTH

Acres: 49.260

RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC

HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC

ESPLIN LEE P

HUNTER DAVID WEBB

SIMPLE IRA 12922

TOQUERVILLE

GRANDEUR LLC

PARRY SCOTT

WAGNER WOODROW W

III & SHERI G

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

PARCEL # 4

Property Record Card

Washington County

RD & CT HOLDINGS LLC
PRINCE VIEJO VALLEY
LLC
EASTCREEK HOLDINGS
LLC
R&S TOQUERVILLE LLC
SOUTH FIELDS
PROPERTIES LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

2565 CRESTVIEW DR
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

10
DOC # 20190028482

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
07/18/2019 03:20:18 PM Fee \$ 62.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:
Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 6-19-51C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182,-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 1.17406% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

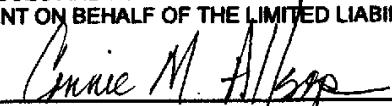
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 16th DAY OF JULY, 2019.

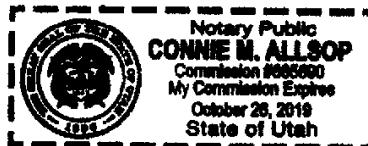
RKW Holdings LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF Summit)
ss)

ON JULY 16th 2019, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



Parcel #1

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450

Parcel: T-100-A
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01 W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*050 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT;

Parcel #1 (Continued)

Property Record Card

Washington County

TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*37'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'32"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF

Parcel #1 (Continued)

Property Record Card

Washington County

BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERNLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERNLY LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERNLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

Parcel #2

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870

Parcel: T-104-A-1
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W

Parcel #2 (Continued)

Property Record Card

Washington County

2168.27 FT TO E1/4 COR SEC 9 T41S R13W, TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.06 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jan 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed

Parcel #3

Property Record Card
Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260

Parcel: T-182-A
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0°11'15 W ALG SEC/L 450.28 FT; TH N89°52'43 E 1152.37 FT; TH S15°25'20 E 8.93 FT; TH S26°10'01 E 125.48 FT; TH S45°51'49 E 152.20 FT; TH S0°04'48 E 35.54 FT; TH N66°44'07 E 4.03 FT; TH S0°07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0°10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0°06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14;

Parcel #3 (Continued)

Property Record Card

Washington County

TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW 1/4 SW 1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW 1/4 NE 1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE 1/4 SW 1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE 1/4 SW 1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N 1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-I-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W 1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW 1/4 NE 1/4; NE 1/4 NW 1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 12.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND, SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.00 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure

Parcel #3 (Continued)

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
AMERICAN BANK OF THE
NORTH
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
TOQUERVILLE
GRANDEUR LLC
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G

Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260

Parcel: T-3295-B
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
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20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed

Parcel #4

Property Record Card

Washington County

RD & CT HOLDINGS LLC
PRINCE VIEJO VALLEY
LLC
EASTCREEK HOLDINGS
LLC
R&S TOQUERVILLE LLC
SOUTH FIELDS
PROPERTIES LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

2565 CRESTVIEW DR
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

01

DOC # 20190037369

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
09/16/2019 10:29:15 AM Fee \$ 54.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-19-20C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

Prince Viejo Valley, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

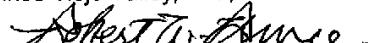
See Attached Legal Descriptions / Property Report Cards

GRANTOR(S) conveys to GRANTEE(S) all of its remaining ownership which is a total of 2.2151% interest in the attached described.

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 4 DAY OF SEPTEMBER, 2019.

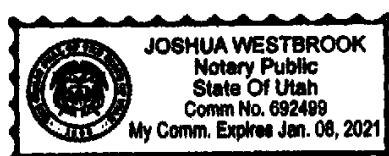
Prince Viejo Valley, LLC, a Utah Limited Liability Company



Robert W. Prince, Manager

STATE OF UTAH)
) SS
COUNTY OF WASHINGTON)

ON SEPTEMBER 4, 2019. PERSONALLY APPEARED BEFORE ME, ROBERT W. PRINCE, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF Prince Viejo Valley, LLC, a Utah Limited Liability Company, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

Property Record Card

Washington County

PARCEL #1

PRINCE VIEJO VALLEY
 LLC
 SOUTH FIELD
 PROPERTIES LLC
 R&S TOQUERVILLE LLC
 RD & CT HOLDINGS LLC
 EASTCREEK HOLDINGS
 LLC
 TOQUERVILLE
 GRANDEUR LLC
 SOUTHSTREAM
 HOLDINGS LLC
 RKW HOLDINGS LLC
 HIGH TORQ LLC
 AMERICAN PENSION
 SERVICES INC
 AMERICAN PENSION
 SERVICES INC
 ESPLIN LEE P
 HUNTER DAVID WEBB
 SIMPLE IRA 12922
 PARRY SCOTT
 WAGNER WOODROW W
 III & SHERI G
 ESPLIN LEE P TR
 CANYON EDGE LLC

Account: 0107535
 Tax Area: 11 - Toquerville Town
 Acres: 358.450

Parcel: T-100-A
 Situs Address:

1287 BLOOMINGTON DR S # 15
 SAINT GEORGE, UT 84790

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*5733 W ALG SEC/L 990 FT; TH N88*5733 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*050 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT;

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PARCEL #1 CONTINUED

TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH, THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET, THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'0"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND. THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF

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PARCEL #1 CONTINUED

BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERNLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERNLY LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERNLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

Property Record Card

Washington County

PARCEL #2

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0107618
 Tax Area: 11 - Toquerville Town
 Acres: 442.870

Parcel: T-104-A-1
 Situs Address:

1287 BLOOMINGTON DR S # 15
 SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01°14'28 W ALG SEC/L 1172.92 FT; TH S89°09'02 E 2667.86 FT TO C/S/L; TH S0°31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88°57'33 E ALG N LN SEC 10 1664.31 FT; TH S0°11'20 E 2515.09 FT; TH N88°50'38 W 1657.75 FT; TH S0°20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88°39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0°26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88°22'47 W 1324.74 FT; TH N0°20'43 W

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PARCEL #2 CONTINUED

Washington County

2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE I/16TH CORNER; THENCE N00*01'22"E, ALONG THE I/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE I/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88*46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00*00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83*48'22"E, 83.91 FEET; THENCE S02*15'48"E, 75.74 FEET; THENCE N86*42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03*17'58"; (RADIUS POINT BEARS S72*09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed

Property Record Card**PARCEL #3****Washington County**

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0108699
 Tax Area: 11 - Toquerville Town
 Acres: 652.260

Parcel: T-182-A
 Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0°11'15 W ALG SEC/L 450.28 FT; TH N89°52'43 E 1152.37 FT; TH S15°25'20 E 8.93 FT; TH S26°10'01 E 125.48 FT; TH S45°51'49 E 152.20 FT; TH S0°0'48 E 35.54 FT; TH N66°44'07 E 4.03 FT; TH S0°07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0°10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0°06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14;

Property Record Card

Washington County

PARCEL #3 CONTINUED

TH N89°19'45" W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89°53'14" W ALG 1/16 SEC/L 1937.34 FT; TH S0°47'08" E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89°49'43" E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0°02'27" E ALG 1/16 SEC/L 821.57 FT; TH S89°59'06" W 2613.78 FT; TH N0°03'36" W 820.50 FT; TH N0°48" W ALG 1/16 SEC/L 1320.49 FT TO NW COR SEC 1/4 SW1/4 SEC 15; TH S89°58'57" E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0°59'21" W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0°20'24" W ALG C/S/L 2811.01 FT; TH S88°50'38" E 1657.75 FT; TH S0°11'20" E 155.33 FT TO C/S/L SEC 10; TH S88°50'36" E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0°00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0°00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89°55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80°52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043723	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed

Property Record Card

Washington County

PARCEL #3 CONTINUED

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
AMERICAN BANK OF THE
NORTH
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
TOQUERVILLE
GRANDEUR LLC
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G

Account: 0746258
 Tax Area: 11 - Toquerville Town
 Acres: 49.260

Parcel: T-3295-B
 Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed

Property Record Card

Washington County

PARCEL #4

RD & CT HOLDINGS LLC
PRINCE VIEJO VALLEY
LLC
EASTCREEK HOLDINGS
LLC
R&S TOQUERVILLE LLC
SOUTH FIELDS
PROPERTIES LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0746241

Tax Area: 11 - Toquerville Town

Acres: 200.660

Parcel: T-3295-A-1

Situs Address:

2565 CRESTVIEW DR
 SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41 S: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

10
VV
WHEN RECORDED MAIL TO:
Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20190037652

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
09/17/2019 09:50:20 AM Fee \$ 52.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-19-21C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182,-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

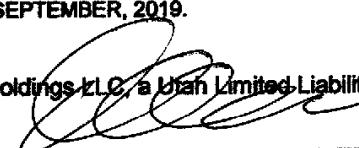
OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

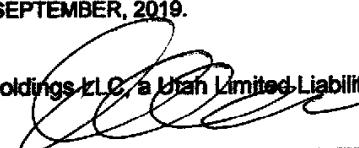
An undivided 4.436% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 11 DAY OF SEPTEMBER, 2019.

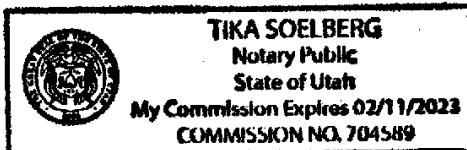

RKW Holdings LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF Washington)
SS:

ON SEPTEMBER 11, 2019. PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



Property Record Card

Washington County

PARCEL #1

**PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC**

Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450

Parcel: T-100-A
Situs Address:

**1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790**

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0'50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT;

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PARCEL #1 CONTINUED

TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'33"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'32"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'32"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF

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PARCEL #1 CONTINUED

Washington County

BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.05 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERNLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERNLY LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 68.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERNLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

Property Record Card

Washington County

PARCEL #2

PRINCE VIEJO VALLEY LLC SOUTH FIELD PROPERTIES LLC R&S TOQUERVILLE LLC RD & CT HOLDINGS LLC EASTCREEK HOLDINGS LLC TOQUERVILLE GRANDEUR LLC SOUTHSTREAM HOLDINGS LLC RKW HOLDINGS LLC HIGH TORQ LLC AMERICAN PENSION SERVICES INC AMERICAN PENSION SERVICES INC ESPLIN LEE P HUNTER DAVID WEBB SIMPLE IRA 12922 PARRY SCOTT WAGNER WOODROW W III & SHERI G ESPLIN LEE P TR CANYON EDGE LLC	Account: 0107618 Tax Area: 11 - Toquerville Town Acres: 442.870	Parcel: T-104-A-1 Situs Address:
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1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01°14'28 W ALG SEC/L 1172.92 FT; TH S89°09'02 E 2667.86 FT TO C/S/L; TH S0°31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88°57'33 E ALG N LN SEC 10 1664.31 FT; TH S0°11'20 E 2515.09 FT; TH N88°50'38 W 1657.75 FT; TH S0°20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88°39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0°26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88°22'47 W 1324.74 FT; TH N0°20'43 W

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PARCEL #2 CONTINUED

Washington County

2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0°28'17" W 470.71 FT TO W1/4 COR SEC 10; TH N0°34'45" W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORtheasterly ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed

Property Record Card**PARCEL #3****Washington County**

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260

Parcel: T-182-A
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*100I E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*048 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14;

Property Record Card

Washington County

PARCEL #3 CONTINUED

TH N89°19'45" W ALG 1/16 LN 1318.27 FT TO SW COR NW 1/4 SW 1/4 SEC 14; TH S89°53'14" W ALG 1/16 SEC/L 1937.34 FT; TH S0°47'08" E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89°49'43" E ALG SEC/L 641.07 FT TO SE COR NW 1/4 NE 1/4 SEC 22; TH S0°02'27" E ALG 1/16 SEC/L 821.57 FT; TH S89°59'06" W 2613.78 FT; TH N0°03'36" W 820.50 FT; TH N0°48" W ALG 1/16 SEC/L 1320.49 FT TO NW COR SEI/4 SW 1/4 SEC 15; TH S89°58'57" E ALG 1/16 SEC/L 1327.52 FT TO NE COR SEI/4 SW 1/4 SEC 15; TH N0°59'21" W ALG C/S/L 3897.11 FT TO N 1/4 COR SEC 15; TH N0°20'24" W ALG C/S/L 2811.01 FT; TH S88°50'38" E 1657.75 FT; TH S0°11'20" E 155.33 FT TO C/S/L SEC 10; TH S88°50'36" E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0°00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W 1/4 SD SEC, TH N0°00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89°55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80°52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW 1/4 NE 1/4; NE 1/4 NW 1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH, THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"E, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHEASTERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed

Property Record Card

Washington County

PARCEL #3 CONTINUED

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
AMERICAN BANK OF THE
NORTH
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
TOQUERVILLE
GRANDEUR LLC
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G

Account: 0746258

Tax Area: 11 - Toquerville Town

Acres: 49.260

Parcel: T-3295-B

Situs Address:

1287 BLOOMINGTON DR S # 15
 SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

Transfer History

Entry Number	Date Recorded	Deed Type
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed

Property Record Card**PARCEL #4****Washington County**

RD & CT HOLDINGS LLC
PRINCE VIEJO VALLEY
LLC
EASTCREEK HOLDINGS
LLC
R&S TOQUERVILLE LLC
SOUTH FIELDS
PROPERTIES LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

2565 CRESTVIEW DR
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89*54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00*05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00*05'46" W 2218.63 FT; TH N89*59'06" E 2613.52 FT; TH S00*01'22" E 1820.79 FT; TH N89*36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00*08'13" W ALG SD C/S/L 3041.64 FT TO POB.

104
K
DOC # 20190049008

Warranty Deed Page 1 of 10
Russell Shirts Washington County Recorder
11/22/2019 01:45:43 PM Fee \$ 56.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:
Flint Creek LLC
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 11-19-25C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Flint Creek, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

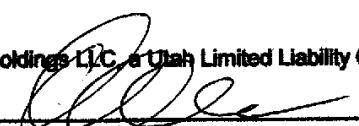
An undivided 0.782716% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

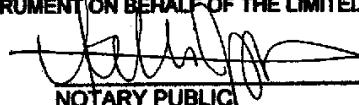
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 21st DAY OF NOVEMBER, 2019.

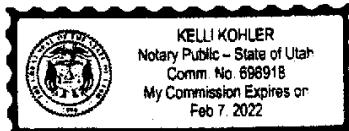
RKW Holdings LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF Wasatch)
SS 21st

ON NOVEMBER 21st, 2019, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



Parcel #1

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450

Parcel: T-100-A
Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01 W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0'50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT;

Parcel #1 (Continued)

Property Record Card

Washington County

TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*53'01 W 375 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 179.83 FT; TH N33*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'35"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'29"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.23 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24*41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89*21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24*41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43*06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05*04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06*37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80*13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF

Parcel #1 (Continued)

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BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL, THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20", THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.62 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

Parcel #2

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0107618

Tax Area: 11 - Toquerville Town

Acres: 442.870

Parcel: T-104-A-1

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W

Parcel #2 (Continued)

Property Record Card

Washington County

2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH NO*28°17' W 470.71 FT TO W1/4 COR SEC 10; TH NO*34°45' W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed

Parcel #3

Property Record Card

Washington County

PRINCE VIEJO VALLEY
LLC
SOUTH FIELD
PROPERTIES LLC
R&S TOQUERVILLE LLC
RD & CT HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
TOQUERVILLE
GRANDEUR LLC
SOUTHSTREAM
HOLDINGS LLC
RKW HOLDINGS LLC
HIGH TORQ LLC
AMERICAN PENSION
SERVICES INC
AMERICAN PENSION
SERVICES INC
ESPLIN LEE P
HUNTER DAVID WEBB
SIMPLE IRA 12922
PARRY SCOTT
WAGNER WOODROW W
III & SHERI G
ESPLIN LEE P TR
CANYON EDGE LLC

Account: 0108699

Tax Area: 11 - Toquerville Town

Acres: 652.260

Parcel: T-182-A

Situs Address:

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0°11'15 W ALG SEC/L 450.28 FT; TH N89°52'43 E 1152.37 FT; TH S15°25'20 E 8.93 FT; TH S26°10'01 E 125.48 FT; TH S45°51'49 E 152.20 FT; TH S0°04'48 E 35.54 FT; TH N66°44'07 E 4.03 FT; TH S0°07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0°10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0°06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14;

Parcel #3 (Continued)

Property Record Card

Washington County

TH N89°19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW 1/4 SW 1/4 SEC 14; TH S89°53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0°47'08 E 1321.53 FT TO PT N LN SEC 22 T4S R13W; TH N89°49'43 E ALG SEC/L 641.07 FT TO SE COR NW 1/4 NE 1/4 SEC 22; TH S0°02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89°59'06 W 2613.78 FT; TH N0°03'36 W 820.50 FT; TH N0°48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE 1/4 SW 1/4 SEC 15; TH S89°58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE 1/4 SW 1/4 SEC 15; TH N0°59'21 W ALG C/S/L 3897.11 FT TO N 1/4 COR SEC 15; TH N0°20'24 W ALG C/S/L 2811.01 FT; TH S88°50'38 E 1657.75 FT; TH S0°11'20 E 155.33 FT TO C/S/L SEC 10; TH S88°50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0°00'41" E ALG W SEC/L SEC 11, T4S, R13W, 411.34 FT FM W 1/4 SD SEC, TH N0°00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89°55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80°52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW 1/4 NE 1/4; NE 1/4 NW 1/4; LOTS 1 & 4 SEC 22 T4S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N0°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure

Parcel #3 (Continued)

Property Record Card

Washington County

PRINCE VIEJO VALLEY LLC	Account: 0746258	Parcel: T-3295-B
SOUTH FIELD PROPERTIES LLC	Tax Area: 11 - Toquerville Town	Situs Address:
AMERICAN BANK OF THE NORTH	Acres: 49.260	
RD & CT HOLDINGS LLC		
EASTCREEK HOLDINGS LLC		
HIGH TORQ LLC		
AMERICAN PENSION SERVICES INC		
ESPLIN LEE P		
HUNTER DAVID WEBB		
SIMPLE IRA 12922		
TOQUERVILLE GRANDEUR LLC		
PARRY SCOTT		
WAGNER WOODROW W		
III & SHERI G		

1287 BLOOMINGTON DR S # 15
SAINT GEORGE, UT 84790

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W

Transfer History

Entry Number	Date Recorded	Deed Type
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
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20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lien of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed

Parcel #4

Property Record Card

Washington County

RD & CT HOLDINGS LLC
 PRINCE VIEJO VALLEY
 LLC
 EASTCREEK HOLDINGS
 LLC
 R&S TOQUERVILLE LLC
 SOUTH FIELDS
 PROPERTIES LLC
 TOQUERVILLE
 GRANDEUR LLC
 SOUTHSTREAM
 HOLDINGS LLC
 RKW HOLDINGS LLC
 HIGH TORQ LLC
 AMERICAN PENSION
 SERVICES INC
 AMERICAN PENSION
 SERVICES INC
 ESPLIN LEE P
 HUNTER DAVID WEBB
 SIMPLE IRA 12922
 PARRY SCOTT
 WAGNER WOODROW W
 III & SHERI G
 ESPLIN LEE P TR
 CANYON EDGE LLC

Account: 0746241

Tax Area: 11 - Toquerville Town

Acres: 200.660

Parcel: T-3295-A-1

Situs Address:

2565 CRESTVIEW DR
 SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BBG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

13
1/2

WHEN RECORDED MAIL TO:
Kent G Frei, Trustee
C/O RD & CT Holdings, LC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20200035496

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
07/10/2020 02:20:26 PM Fee \$ 64.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-20-9C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

Kent G Frei

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Kent G Frei and Robbin J Frei, Trustees of the Kent G & Robbin J Frei Family Living Trust dated December 22, 2000, restatement dated April 1, 2019

GRANTEE(S)

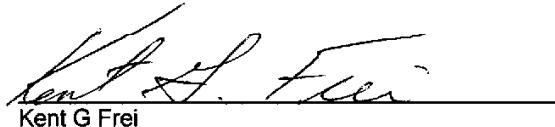
OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

Grantor's undivided 0.88055% of the entire 100% undivided interest in the following described Parcels:

See Attached Parcels

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 9 DAY OF JULY, 2020.



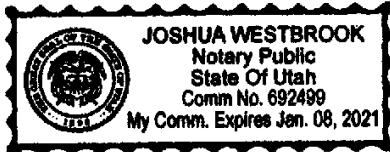
Kent G Frei

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON JULY 9, 2020, PERSONALLY APPEARED BEFORE ME, KENT G FREI, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



NOTARY PUBLIC



*Parcel #1***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO**

Account: 0107535

Tax Area: 11 - Toquerville Town

Acres: 358.450

Parcel: T-100-A

Situs Address:

Parcel #1 Cont'd

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01 W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0'50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06*58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05*04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84*55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43*06'43", A DISTANCE OF

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Washington County

948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}53'18''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH $24^{\circ}41'57''$ EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH $89^{\circ}21'54''$ EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH $24^{\circ}41'58''$ WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}53'18''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $43^{\circ}06'43''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH $05^{\circ}04'36''$ EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}59'14''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF $06^{\circ}37'45''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $80^{\circ}13'36''$ EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH $12^{\circ}05'50''$ WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH $03^{\circ}15'23''$ WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH $16^{\circ}15'19''$ WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH $42^{\circ}24'25''$ WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH $36^{\circ}45'33''$ WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH $18^{\circ}32'12''$ WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH $02^{\circ}20'34''$ WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH $09^{\circ}24'02''$ EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH $02^{\circ}19'53''$ EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH $01^{\circ}29'34''$ WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH $12^{\circ}26'24''$ WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH $29^{\circ}22'31''$ WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH $30^{\circ}02'48''$ EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH $01^{\circ}01'47''$ WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH $08^{\circ}22'01''$ EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH $01^{\circ}01'47''$ EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 103.03 FEET; THENCE SOUTH $29^{\circ}22'31''$ EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH $12^{\circ}26'24''$ EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH $01^{\circ}29'34''$ EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH $02^{\circ}19'53''$ WEST, A DISTANCE OF 64.62 FEET; THENCE SOUTH $09^{\circ}24'02''$ WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH $02^{\circ}20'34''$ EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH $36^{\circ}49'33''$ EAST, A DISTANCE OF 158.69 FEET; THENCE SOUTH $42^{\circ}24'25''$ EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH $16^{\circ}15'19''$ EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH $03^{\circ}15'23''$ EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH $12^{\circ}05'50''$ EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH $80^{\circ}13'36''$ WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}31'38''$ EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH $51^{\circ}00'50''$ WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH $00^{\circ}17'06''$ WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH $89^{\circ}21'54''$ WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH $24^{\circ}41'41''$ EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $89^{\circ}21'54''$ EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH $00^{\circ}17'06''$ EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH $01^{\circ}01'47''$ EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH $78^{\circ}16'02''$ EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH $69^{\circ}17'38''$ EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH $74^{\circ}35'17''$ EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH $54^{\circ}06'04''$ EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $35^{\circ}41'59''$ EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $54^{\circ}06'04''$ WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH $74^{\circ}35'17''$ WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH $69^{\circ}17'38''$ WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH $78^{\circ}16'02''$ WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $67^{\circ}10'23''$ WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH $76^{\circ}07'58''$ WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH $72^{\circ}31'20''$ WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH $84^{\circ}47'20''$ WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH $60^{\circ}01'02''$ WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}42'20''$; THENCE NORTH $84^{\circ}47'20''$ EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH $72^{\circ}31'20''$ EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH $76^{\circ}07'58''$ EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH $67^{\circ}10'23''$ EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $88^{\circ}57'33''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH $51^{\circ}43'39''$ WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH $78^{\circ}29'57''$ EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH $51^{\circ}43'39''$ EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH $59^{\circ}43'28''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF $02^{\circ}31'50''$, TO THE POB.

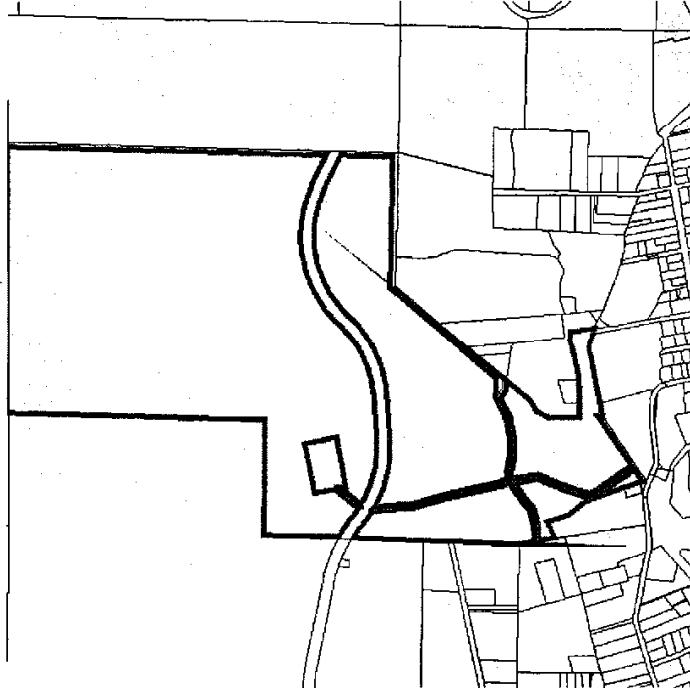
LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE

Property Record Card*Parcel #1 Cont'd*

Washington County

AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure

Property Record Card*Parcel # 2*

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO**

Account: 0107618

Tax Area: 11 - Toquerville Town

Acres: 442.870

Parcel: T-104-A-1

Situs Address:

Property Record Card

Parcel #2 Cont'd

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14*28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 12.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET, THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88*46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00*00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83*48'22"E, 83.91 FEET; THENCE S02*15'48"E, 75.74 FEET; THENCE N86*42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03*17'58"; (RADIUS POINT BEARS S72*09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Property Record Card

Washington County

Parcel #3

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO**

Account: 0108699

Tax Area: 11 - Toquerville Town

Acres: 652.260

Parcel: T-182-A

Situs Address:

Property Record Card

Parcel #3 Con'td

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 10 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*0'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO NI/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND. THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Parcel #3 Con'td

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO**

**Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260**

**Parcel: T-3295-B
Situs Address:**

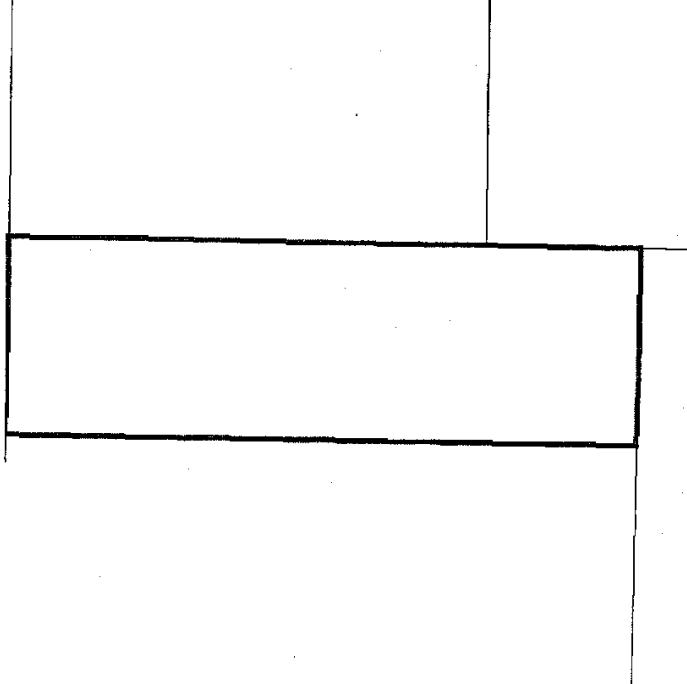
Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W



Transfer History

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037632	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed
20110019325	Jun 24, 2011	Warranty Deed
20110019326	Jun 24, 2011	Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution

Parcel #4

Property Record Card

Washington County

**SOUTH FIELDS
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
C/O: DOUG WESTBROOK**

**Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660**

**Parcel: T-3295-A-1
Situs Address:**

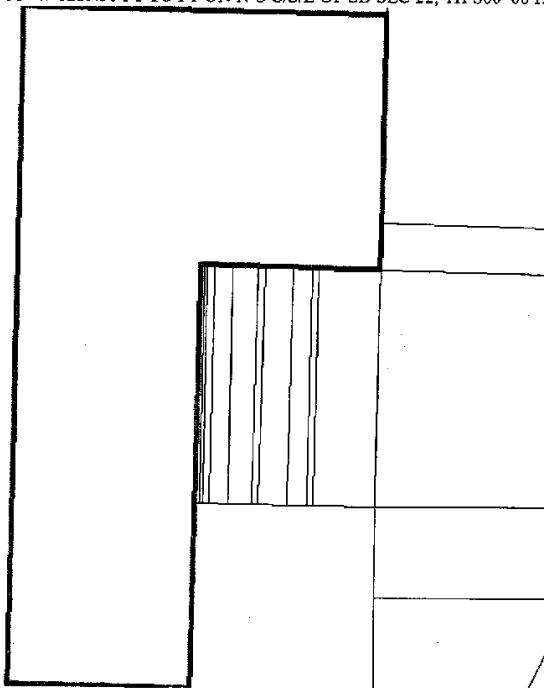
Property Record Card*Parcel #4 Con'td*

Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89*54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00*05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00*05'46" W 2218.63 FT; TH N89*59'06" E 2613.52 FT; TH S00*01'22" E 1820.79 FT; TH N89*36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00*08'13" W ALG SD C/S/L 3041.64 FT TO POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140013298	May 5, 2014	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed
20120040245	Nov 26, 2012	Deed in Lieu of Foreclosure
20120005998	Feb 24, 2012	Special Warranty Deed
20110034265	Nov 8, 2011	Special Warranty Deed

WHEN RECORDED MAIL TO:
Kent G Frei, Trustee
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20200050721

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
09/17/2020 12:11:43 PM Fee \$ 64.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-20-49C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

R&S Toquerville, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Kent G Frei and Robbin J Frei, Trustees of the Kent G & Robbin J Frei Family Living Trust dated December 22, 2000, restatement dated April 1, 2019

GRANTEE(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

All of the Grantor's remaining interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

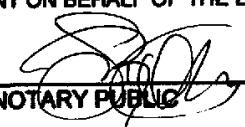
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10th DAY OF SEPTEMBER, 2020.

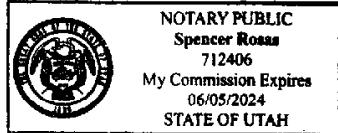
R&S Toquerville, LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
COUNTY OF SALT LAKE)
:ss

ON SEPTEMBER 10th, 2020, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF R&S TOQUERVILLE, LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



Parcel #1

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450**

**Parcel: T-100-A
Situs Address:**

Parcel #1 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01 W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH 1331.92 FT; TH S01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*0*50 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29" E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*15'7" W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55" W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20" W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14" W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38" E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHEASTERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59" W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHEASTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35" E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52" E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35" W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59" E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38" W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14" E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20" E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55" E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57" E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22" W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE,

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Washington County

THROUGH A CENTRAL ANGLE OF 06°58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET, THENCE NORTH 05°04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84°55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24°41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 16.45 FEET; THENCE SOUTH 24°41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43°06'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05°04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06°37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80°13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.23 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" WEST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25

Parcel #1 Con'td

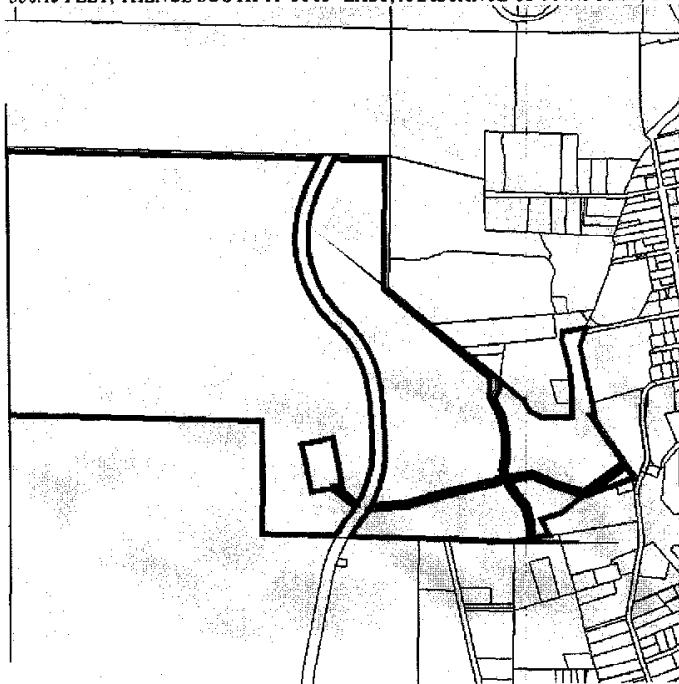
Property Record Card

Washington County

FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3323.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed

Parcel #2

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870**

**Parcel: T-104-A-1
Situs Address:**

Parcel #2 Cont'd

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41 S: R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14*28 W ALG SEC/L 1172.92 FT; TH S89*09*02 E 2667.86 FT TO C/S/L; TH S0*31*01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57*33 E ALG N LN SEC 10 1664.31 FT; TH S0*11*20 E 2515.09 FT; TH N88*50*38 W 1657.75 FT; TH S0*20*24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39*44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26*19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22*47 W 1324.74 FT; TH N0*20*43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28*17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34*45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57*29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00*01*22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28*15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36*18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51*57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12*11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48*09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27*55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07*35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20*20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39*12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12*19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47*14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24*52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37*38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28*37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59*14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52*59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06*44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53*18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53*35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14*52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53*35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53*18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06*44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52*59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59*14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28*37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37*38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24*52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47*14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12*19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39*12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20*20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07*35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27*55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48*09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12*11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51*57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01*22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88*46*03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00*00*00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83*48*22"E, 83.91 FEET; THENCE S02*15*48"E, 75.74 FEET; THENCE N86*42*06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03*17*58"; (RADIUS POINT BEARS S72*09*40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Parcel #3

Property Record Card
Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260**

**Parcel: T-182-A
Situs Address:**

Parcel #3 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*04'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC/L 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD RW 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"W, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Parcel #3 Con'td

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260**

**Parcel: T-3295-B
Situs Address:**

Property Record Card

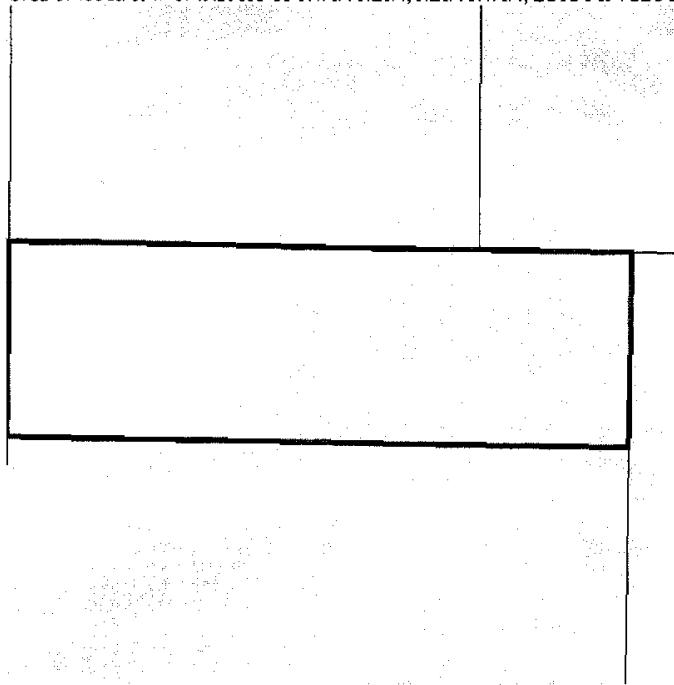
Parcel #3 Con'td

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed

Parcel # 4

Property Record Card

Washington County

**SOUTH FIELDS
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
C/O: DOUG WESTBROOK**

**Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660**

**Parcel: T-3295-A-1
Situs Address:**

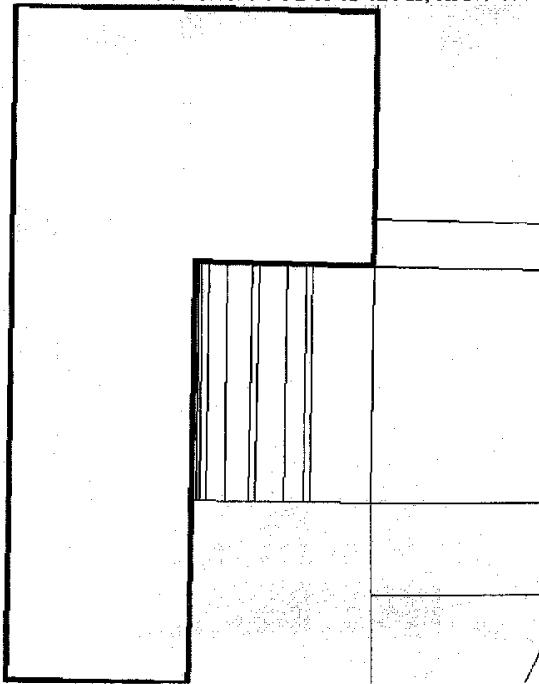
Parcel #4 Con'td

Property Record Card
Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89*54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00*05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00*05'46" W 2218.63 FT; TH N89*59'06" E 2613.52 FT; TH S00*01'22" E 1820.79 FT; TH N89*36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00*08'13" W ALG SD C/S/L 3041.64 FT TO POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140013298	May 5, 2014	Warranty Deed

DOC # 20200050722

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
09/17/2020 12:11:43 PM Fee \$ 64.00
By DIXIE TITLE CO

WHEN RECORDED MAIL TO:
Canyon Edge, LLC
c/o RD & CT Holdings LC
2565 W Creatview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 9-20-13C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Canyon Edge, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 1.336225% of the entire 100% undivided interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

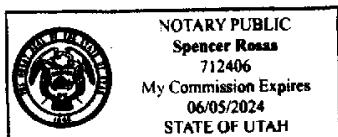
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10th DAY OF SEPTEMBER, 2020.

RKW Holdings LLC, a Utah Limited Liability Company

Randy K. Westbrook, Manager

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

ON SEPTEMBER 10th, 2020, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



*Parcel #1***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450**

**Parcel: T-100-A
Situs Address:**

Parcel #1 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0*31'01" W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*05'00 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH S02*26'54 W 145.49 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*53'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE,

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Washington County

THROUGH A CENTRAL ANGLE OF $06^{\circ}58'35''$, A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}59'14''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH $05^{\circ}04'36''$ WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH $84^{\circ}55'23''$ WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $43^{\circ}06'43''$, A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}53'18''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH $24^{\circ}41'57''$ EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH $89^{\circ}21'54''$ EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH $24^{\circ}41'58''$ WEST, A DISTANCE OF 383.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}53'18''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $43^{\circ}06'43''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH $05^{\circ}04'36''$ EAST, A DISTANCE OF 36.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}59'14''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF $06^{\circ}37'45''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $80^{\circ}13'36''$ EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH $12^{\circ}05'50''$ WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH $03^{\circ}15'23''$ WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH $16^{\circ}15'19''$ WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH $42^{\circ}24'25''$ WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH $36^{\circ}45'33''$ WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH $18^{\circ}32'12''$ WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH $02^{\circ}20'34''$ WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH $09^{\circ}24'02''$ EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH $02^{\circ}19'53''$ EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH $01^{\circ}29'34''$ WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH $12^{\circ}26'24''$ WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH $29^{\circ}22'31''$ WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH $30^{\circ}02'48''$ EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH $01^{\circ}01'47''$ WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH $08^{\circ}22'01''$ EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH $01^{\circ}01'47''$ EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH $29^{\circ}22'31''$ EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH $12^{\circ}26'24''$ EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH $01^{\circ}29'34''$ EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH $02^{\circ}19'53''$ WEST, A DISTANCE OF 64.62 FEET; THENCE NORTH $09^{\circ}24'02''$ WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH $02^{\circ}20'34''$ EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH $36^{\circ}49'33''$ EAST, A DISTANCE OF 158.69 FEET; THENCE $42^{\circ}24'25''$ EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH $16^{\circ}15'19''$ EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH $03^{\circ}15'23''$ EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH $12^{\circ}05'50''$ EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH $80^{\circ}13'36''$ WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}31'38''$ EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH $51^{\circ}00'50''$ WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH $00^{\circ}17'06''$ WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH $89^{\circ}21'54''$ WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #0080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH $24^{\circ}41'41''$ EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $89^{\circ}21'54''$ EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH $00^{\circ}17'06''$ EAST, ALONG THE EASTLINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID EASTLINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH $01^{\circ}01'47''$ EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH $78^{\circ}16'02''$ EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH $69^{\circ}17'38''$ EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH $74^{\circ}35'17''$ EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH $54^{\circ}06'04''$ EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTLINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $35^{\circ}41'59''$ EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $54^{\circ}06'04''$ WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH $74^{\circ}35'17''$ WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH $69^{\circ}17'38''$ WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH $78^{\circ}16'02''$ WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $67^{\circ}10'23''$ WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH $76^{\circ}07'58''$ WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH $72^{\circ}31'20''$ WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH $84^{\circ}47'20''$ WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH $60^{\circ}01'02''$ WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}42'20''$; THENCE NORTH $84^{\circ}47'20''$ EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH $72^{\circ}31'20''$ EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH $76^{\circ}07'58''$ EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH $67^{\circ}10'23''$ EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH $88^{\circ}57'33''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH $51^{\circ}43'39''$ WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH $78^{\circ}29'57''$ EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH $51^{\circ}43'39''$ EAST, A DISTANCE OF 273.25

Parcel #1 Cont'd

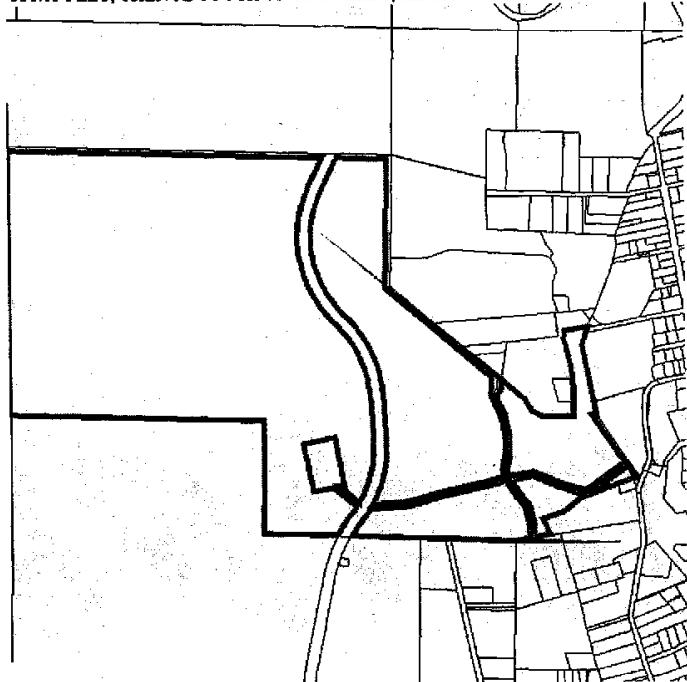
Property Record Card

Washington County

FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed

Property Record Card

Washington County

Parcel #2

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870**

**Parcel: T-104-A-1
Situs Address:**

Parcel #2 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORtheasterly ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EasterLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N85°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EasterLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Parcel #3

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260**

**Parcel: T-182-A
Situs Address:**

Parcel #3 Cont'd

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*04'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INST #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Property Record Card

Parcel #3 Cont'd

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260**

**Parcel: T-3295-B
Situs Address:**

Property Record Card

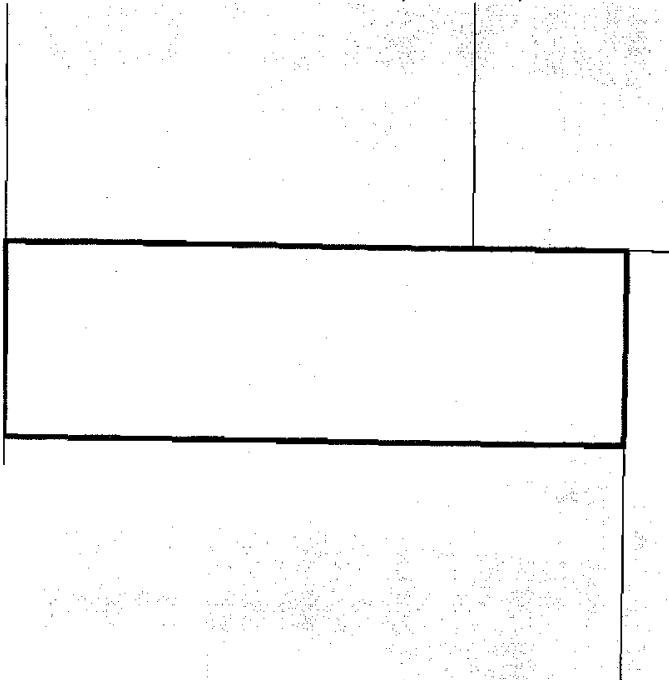
Parcel #3 Con'td

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed

Parcel # 4

Property Record Card

Washington County

**SOUTH FIELDS
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
C/O: DOUG WESTBROOK**

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

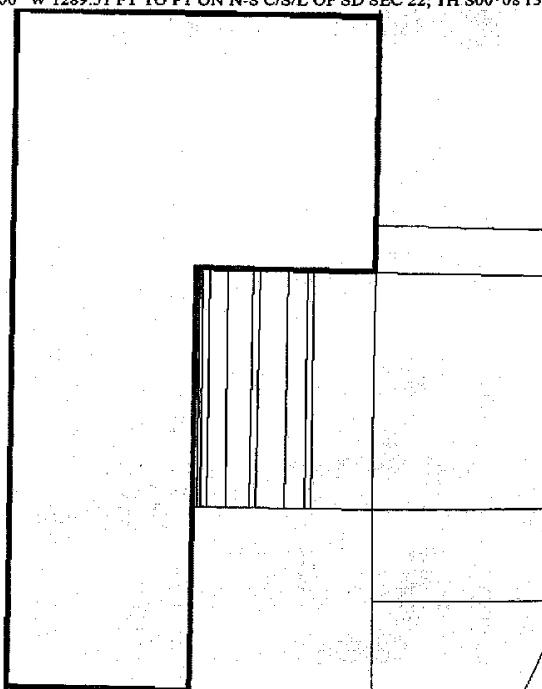
Parcel #4 Con'td

Property Record Card
Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140013298	May 5, 2014	Warranty Deed

WHEN RECORDED MAIL TO:

Lael Christensen
c/o RD & CT Holdings LC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20200050804

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
09/17/2020 04:30:05 PM Fee \$ 64.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-20-32C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO'S: T-100-A, T-104-A-1, T-182-A, T-3295-B AND T-3295-A-1

WARRANTY DEED

RKW Holdings LLC, a Utah Limited Liability Company

GRANTOR(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Lael Christensen

GRANTEE(S)

OF SAINT GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

All of the Grantor's remaining interest in the attached legal descriptions

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10th DAY OF SEPTEMBER, 2020.

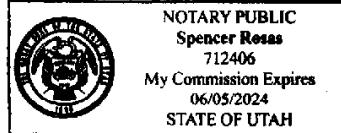
RKW Holdings LLC, a Utah Limited Liability Company


Randy K. Westbrook, Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

ON SEPTEMBER 10th, 2020, PERSONALLY APPEARED BEFORE ME, RANDY K WESTBROOK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS A MANAGER OF RKW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



*Parcel #1***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450**

**Parcel: T-100-A
Situs Address:**

Parcel #1 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88*57'33 W ALG SEC/L 990 FT; TH N88*57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N00*31'01" W ALG C/S/L 1181.26 FT; TH N89*09'02 W 2667.86 FT; TH N01*14'12 W 154.91 FT; TH N01*14'41 W ALG SEC/L 1328.21 FT; TH N0*56'55 W 1329.87 FT; TH S89*19'19 E 2696.45 FT; TH S89*26'54 E 1342.55 FT; TH S0*17'07 E 1331.92 FT; TH S0*16'39 E 51.83 FT; TH S51*05'00 E 1852.69 FT; TH S31*34'49 E 122 FT; TH S62*32'31 E 137.68 FT; TH S89*57'58 E 319 FT; TH N02*57'54 W 471 FT; TH N15*26'56 W 338 FT; TH N01*02'04 E 84 FT; TH N80*02'11 E 263.90 FT; TH S19*02'04 W 207 FT; TH S12*57'56 E 749.37 FT; TH N89*57'58 W 43.38 FT; TH S35*41'59 E 803.12 FT; TH S69*33'01 W 637 FT; TH S48*53'01 W 210 FT; TH S70*34'01 W 243 FT; TH S26*06'59 E 180 FT TO S LN SEC 2 T42S R13W; TH S80*13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00*07'24" W 1318.79 FT ALG SEC/L & N89*52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00*00'31" E 15.00 FT; TH S89*59'29" W 322.66 FT; TH N62*35'06" W 145.49 FT; TH N31*37'24" W 123.59 FT; TH N51*04'24" W 719.83 FT; TH N38*55'36" E 15.00 FT; TH S51*04'24" E 722.40 FT; TH S31*37'24" E 122.00 FT; TH S62*35'06" E 137.68 FT; TH N89*59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88*57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88*57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59*07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE,

Parcel #1 (con'td)

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Washington County

THROUGH A CENTRAL ANGLE OF $06^{\circ}58'35''$, A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}59'14''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH $05^{\circ}04'36''$ WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH $84^{\circ}55'23''$ WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $43^{\circ}06'43''$, A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}53'18''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH $24^{\circ}41'57''$ EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH $89^{\circ}21'54''$ EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH $24^{\circ}41'58''$ WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}53'18''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $43^{\circ}06'43''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.37 FEET; THENCE SOUTH $05^{\circ}04'36''$ EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}59'14''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF $06^{\circ}37'45''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $80^{\circ}13'36''$ EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH $12^{\circ}05'50''$ WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH $03^{\circ}15'23''$ WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH $16^{\circ}15'19''$ WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH $42^{\circ}24'25''$ WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH $36^{\circ}45'33''$ WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH $18^{\circ}32'12''$ WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH $02^{\circ}20'34''$ WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH $09^{\circ}24'02''$ EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH $02^{\circ}19'53''$ EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH $01^{\circ}29'34''$ WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH $12^{\circ}26'24''$ WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH $29^{\circ}22'31''$ WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH $30^{\circ}02'48''$ EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH $01^{\circ}01'47''$ WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH $08^{\circ}22'01''$ EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH $01^{\circ}01'47''$ EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH $29^{\circ}22'31''$ EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH $12^{\circ}26'24''$ EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH $01^{\circ}29'34''$ EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH $02^{\circ}19'53''$ WEST, A DISTANCE OF 64.62 FEET; THENCE SOUTH $09^{\circ}24'02''$ WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH $02^{\circ}20'34''$ EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH $36^{\circ}49'33''$ EAST, A DISTANCE OF 158.69 FEET; THENCE $42^{\circ}24'25''$ EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH $16^{\circ}15'19''$ EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH $03^{\circ}15'23''$ EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH $12^{\circ}05'50''$ EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH $80^{\circ}13'36''$ WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}31'38''$ EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH $51^{\circ}00'50''$ WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH $00^{\circ}17'06''$ WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH $89^{\circ}21'54''$ WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH $24^{\circ}41'41''$ EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $89^{\circ}21'54''$ EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH $00^{\circ}17'06''$ EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH $51^{\circ}00'50''$ EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $08^{\circ}22'01''$ WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH $01^{\circ}01'47$ EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH $30^{\circ}02'48''$ WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH $32^{\circ}29'18''$ WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH $78^{\circ}16'02''$ EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH $69^{\circ}17'38''$ EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH $74^{\circ}35'17''$ EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH $54^{\circ}06'04''$ EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH $35^{\circ}41'59''$ EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH $54^{\circ}06'04''$ WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH $74^{\circ}35'17''$ WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH $69^{\circ}17'38''$ WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH $78^{\circ}16'02''$ WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}03'47''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $67^{\circ}10'23''$ WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH $76^{\circ}07'58''$ WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH $72^{\circ}31'20''$ WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH $84^{\circ}47'20''$ WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH $60^{\circ}01'02''$ WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}42'20''$; THENCE NORTH $84^{\circ}47'20''$ EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH $72^{\circ}31'20''$ EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH $76^{\circ}07'58''$ EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH $67^{\circ}10'23''$ EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH $18^{\circ}32'12''$ EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH $32^{\circ}29'18''$ EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $88^{\circ}57'33''$ WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH $51^{\circ}43'39''$ WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH $78^{\circ}29'57''$ EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH $51^{\circ}43'39''$ EAST, A DISTANCE OF 273.25

Parcel #1 Cont'd

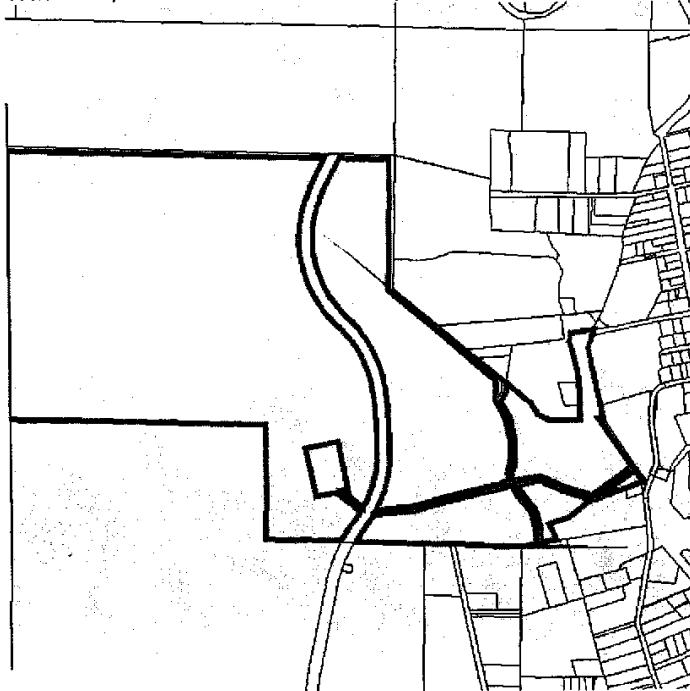
Property Record Card

Washington County

FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed
20140018241	Jun 18, 2014	Special Warranty Deed
20140018252	Jun 18, 2014	Special Warranty Deed

Property Record Card*Parcel #2*

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870**

**Parcel: T-104-A-1
Situs Address:**

*Parcel #2 Cont'd***Property Record Card**

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41 S: R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 398.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LBFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88*46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00*00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERNLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83*48'22"E, 83.91 FEET; THENCE S02*15'48"E, 75.74 FEET; THENCE N88*42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03*17'58"; (RADIUS POINT BEARS S72*09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Parcel #3

Property Record Card

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

**Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260**

**Parcel: T-182-A
Situs Address:**

Parcel #3 Cont'd

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*04'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11 E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45 W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO SW1/4 SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND; SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.05 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Property Record Card

Parcel #3 Con'td

Washington County

**SOUTH FIELD
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS**

Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260

Parcel: T-3295-B
Situs Address:

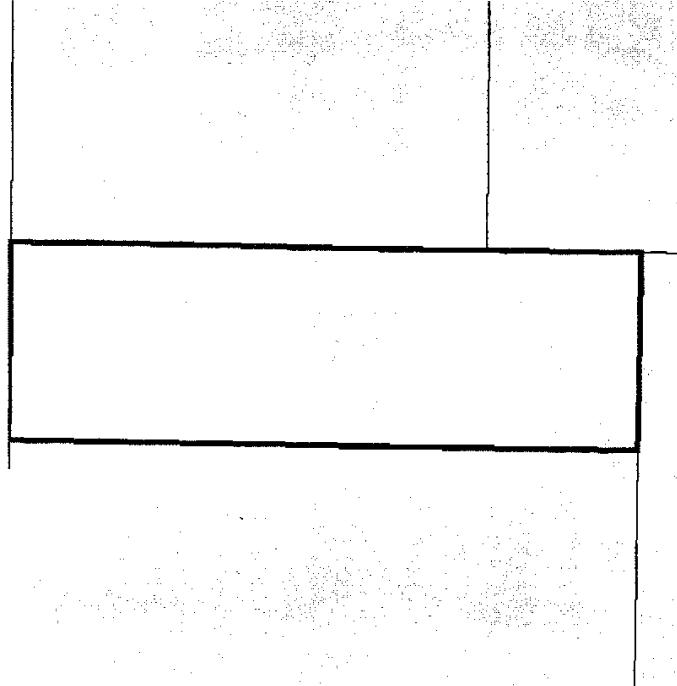
Property Record CardParcel #3 Con'td

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W


Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed
20120041535	Dec 4, 2012	Special Warranty Deed

Property Record Card

Washington County

Parcel # 4

**SOUTH FIELDS
PROPERTIES LLC
RKW HOLDINGS LLC
R&S TOQUERVILLE LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
C/O: DOUG WESTBROOK**

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

Parcel #4 Con'td

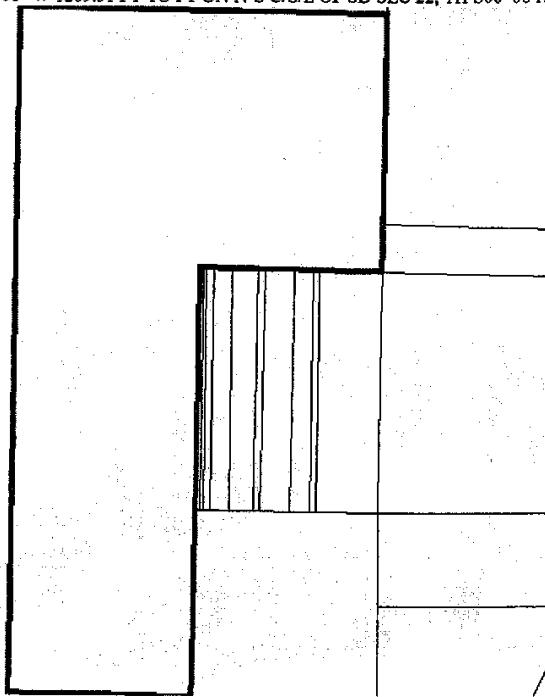
Property Record Card

Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140013298	May 5, 2014	Warranty Deed



WHEN RECORDED MAIL TO:

Murray Hunt
C/O Robert Douglas Westbrook
2565 W Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 3-20-52C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: T-100-A, T-104-A-1, T-182-A, T-3295-B, T-3295-A-1,

CORRECTIVE
WARRANTY DEED

Lee P. Esplin

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Murray Hunt and Maryjo Hunt, Husband and Wife as Joint Tenants

GRANTEE(S)
, STATE OF

OF , COUNTY OF
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 0.939243% of the entire 100% undivided interest in the Attached Parcels

NOTE: the purpose of this deed is to correct the percentage from the previous Warranty Deed recorded March 31, 2020 as Document No: 20200015844. The decimal was placed in the wrong place and this deed will supersede the previous deed.

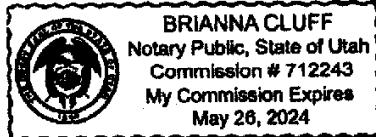
TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 22 DAY OF September 2020.

Lee P. Esplin

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON September 22, 2020. PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, THE SIGNER OF THE
WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

*Parcel #1***Property Record Card**
Washington County

SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107535
Tax Area: 11 - Toquerville Town
Acres: 358.450

Parcel: T-100-A
Situs Address:

Property Record Card

Parcel #1 Cont'd

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88°57'33" W ALG SEC/L 990 FT; TH N88°57'33" W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0°31'01" W ALG C/S/L 1181.26 FT; TH N89°09'02" W 2667.86 FT; TH N01°14'12" W 154.91 FT; TH N01°14'41" W ALG SEC/L 1328.21 FT; TH N0°56'55" W 1329.87 FT; TH S89°19'19" E 2696.45 FT; TH S89°26'54" E 1342.55 FT; TH S0°17'07" E 1331.92 FT; TH S0°16'39" E 51.83 FT; TH S51°0'50" E 1852.69 FT; TH S31°34'49" E 122 FT; TH S62°32'31" E 137.68 FT; TH S89°57'58" E 319 FT; TH N02°57'54" W 471 FT; TH N15°26'56" W 338 FT; TH N01°02'04" E 84 FT; TH N80°02'11" E 263.90 FT; TH S19°02'04" W 207 FT; TH S12°57'56" E 749.37 FT; TH N89°57'58" W 43.38 FT; TH S35°41'59" E 803.12 FT; TH S69°33'01" W 637 FT; TH S48°53'01" W 210 FT; TH S70°34'01" W 243 FT; TH S26°06'59" E 180 FT TO PT S LN SEC 2 T42S R13W; TH S80°13'01" W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00°07'24" W 1318.79 FT ALG SEC/L & N89°52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00°00'31" E 15.00 FT; TH S89°59'29" W 322.66 FT; TH N62°35'06" W 145.49 FT; TH N31°37'24" W 123.59 FT; TH N51°04'24" W 719.83 FT; TH N38°55'36" E 15.00 FT; TH S51°04'24" E 722.40 FT; TH S31°37'24" E 122.00 FT; TH S62°35'06" E 137.68 FT; TH N89°59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH, THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57" W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55" W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20" W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14" W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38" E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHEASTERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59" W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35" E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52" E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35" W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59" E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38" W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14" E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20" E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55" E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57" E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22" W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'33" W, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59°07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORtherly ALONG THE ARC OF SAID

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Washington County

CURVE, A DISTANCE OF 945.34 FEET, THENCE NORTH 05°04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84°55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24°41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 16.43 FEET, THENCE SOUTH 24°41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72°53'18", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43°06'43", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05°04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42°59'14", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06°37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80°13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°45'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

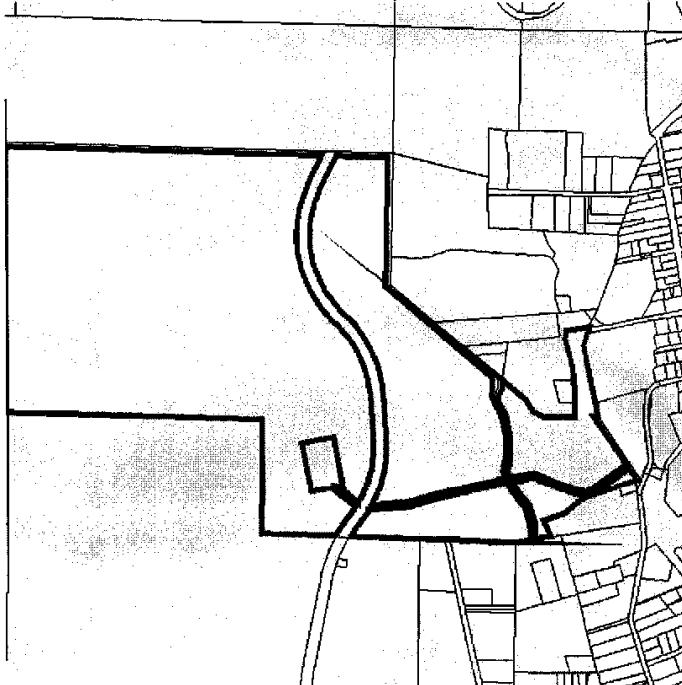
LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A

Parcel #1 Con'td **Property Record Card**
Washington County

CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037632	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20140019560	Jun 27, 2014	Quit Claim Deed

*Parcel #2***Property Record Card**

Washington County

SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107618
Tax Area: 11 - Toquerville Town
Acres: 442.870

Parcel: T-104-A-1
Situs Address:

Property Record Card

Parcel #2 Cont'd

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41 S: R: 13W BEG NW COR SEC 10 T41S R13W; TH N01°14'28 W ALG SEC/L 1172.92 FT; TH S89°09'02 E 2667.86 FT TO C/S/L; TH S0°31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88°57'33 E ALG N LN SEC 10 1664.31 FT; TH S0°11'20 E 2515.09 FT; TH N88°50'38 W 1657.75 FT; TH S0°20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88°39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0°26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88°22'47 W 1324.74 FT; TH N0°20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0°28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0°34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH. THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

Parcel #3

Property Record Card
Washington County

**SOUTH FIELD
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
**AMERICAN PENSION
SERVICES INC FBO**
HUNTER DAVID WEBB
IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P ROTH IRA
**AMERICAN PENSION
SERVICES INC FBP**
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0108699
Tax Area: 11 - Toquerville Town
Acres: 652.260

Parcel: T-182-A
Situs Address:

Parcel #3 Con'td **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0°11'15" W ALG SEC/L 450.28 FT; TH N89°52'43" E 1152.37 FT; TH S15°25'20" E 8.93 FT; TH S26°10'01" E 125.48 FT; TH S45°51'49" E 152.20 FT; TH S0°0'48" E 35.54 FT; TH N66°44'07" E 4.03 FT; TH S0°07'15" E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0°10'11" E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0°06'26" E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89°19'45" W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89°53'14" W ALG 1/16 SEC/L 1937.34 FT; TH S0°47'08" E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89°49'43" E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0°22'27" E ALG 1/16 SEC/L 821.57 FT; TH S89°59'06" W 2613.78 FT; TH N0°03'36" W 820.50 FT; TH N0°48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89°58'57" E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0°59'21" W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0°20'24" W ALG C/S/L 2811.01 FT; TH S88°50'38" E 1657.75 FT; TH S0°11'20" E 155.33 FT TO C/S/L SEC 10; TH S88°50'36" E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0°00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0°00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89°55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80°52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N0°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Parcel #3 Cont'd

Property Record Card
Washington County

**SOUTH FIELD
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
**AMERICAN PENSION
SERVICES INC FBO**
**HUNTER DAVID WEBB
IRA**
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P ROTH IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
**HUNT MURRAY &
MARYJO**
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260

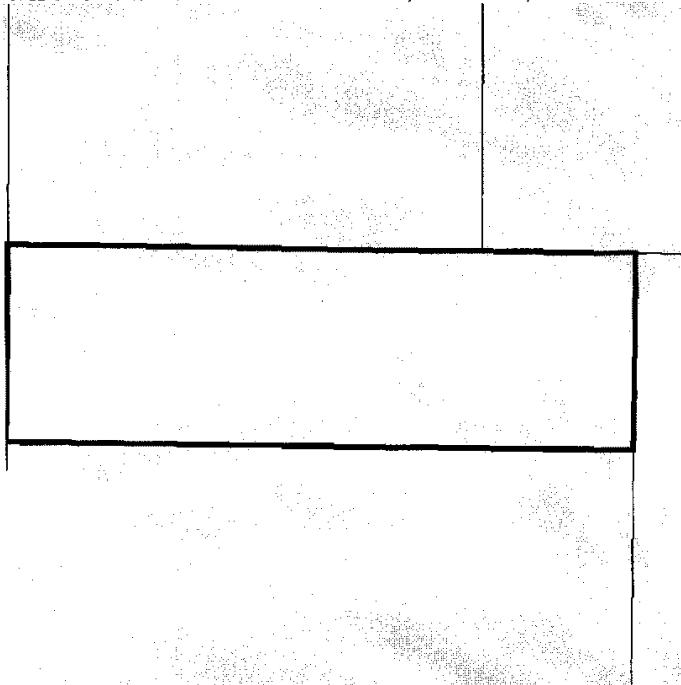
Parcel: T-3295-B
Situs Address:

Parcel #3 Con'td **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W



Transfer History

Entry Number	Date Recorded	Deed Type
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed
20120041532	Dec 4, 2012	Special Warranty Deed

Parcel # 4

Property Record Card
Washington County

**SOUTH FIELDS
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
**AMERICAN PENSION
SERVICES INC FBO**
HUNTER DAVID WEBB
IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P ROTH IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL
C/O: DOUG WESTBROOK

Account: 0746241
Tax Area: 11 - Toquerville Town
Acres: 200.660

Parcel: T-3295-A-1
Situs Address:

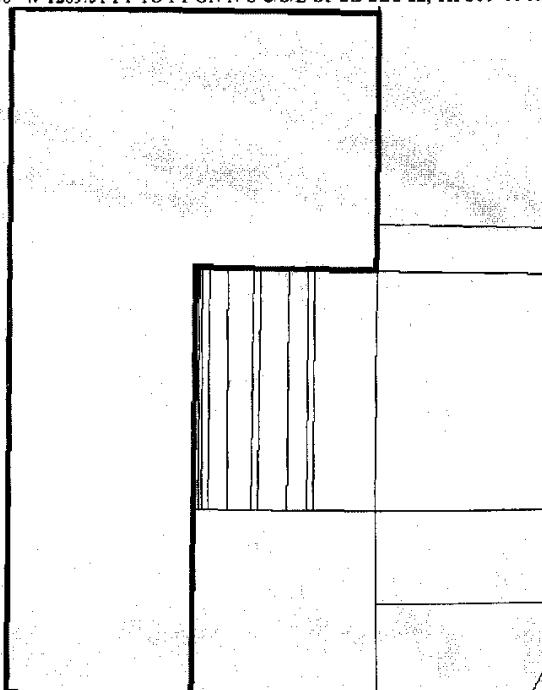
Property Record Card*Parcel #4 Cont'd*

Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed

17-15

WHEN RECORDED MAIL TO:
River Fay LLC
C/O RD & CT Holdings, LLC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20200058638

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
10/20/2020 12:45:38 PM Fee \$ 70.00
By DIXIE TITLE CO



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-19-31C
MAIL TAX NOTICE TO: SAME AS ABOVE

WARRANTY DEED

Lee P Esplin

GRANTOR(S)

OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

River Fay, LLC, a Utah Limited Liability Company

GRANTEE(S)

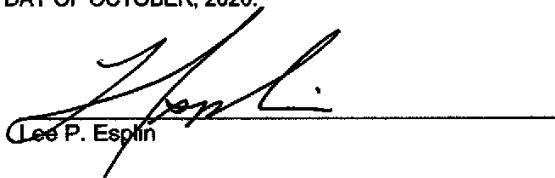
OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 1.281714% interest of the entire 100% interest in the following described property:

See Attached Exhibit "A"

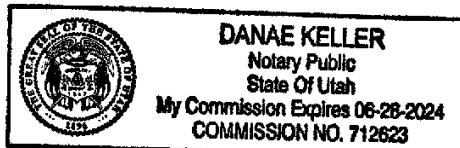
TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 14 DAY OF OCTOBER, 2020.


Lee P. Esplin

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON OCTOBER 14, 2020, PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, THE SIGNER(S) OF THE
WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.


Danae Keller
NOTARY PUBLIC

*Parcel #1***Property Record Card**

Washington County

SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107535

Tax Area: 11 - Toquerville Town

Acres: 358.450

Parcel: T-100-A

Situs Address:

Parcel #1 Cont'd **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 418 R: 13W S: 2 T: 418 R: 13W BEG SE COR SEC 3 T418 R13W TH N88°57'33 W ALG SEC/L 990 FT; TH N88°57'33 W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0°31'01W ALG C/S/L 1181.26 FT; TH N89°09'02 W 2667.86 FT; TH N01°14'12 W 154.91 FT; TH N01°14'41 W ALG SEC/L 1328.21 FT; TH N0°56'55 W 1329.87 FT; TH S89°19'19 E 2696.45 FT; TH S89°26'54 E 1342.55 FT; TH S0°17'07 E 1331.92 FT; TH S0°16'39 E 51.83 FT; TH S51°00'50 E 1852.69 FT; TH S31°34'49 E 122 FT; TH S62°32'31 E 137.68 FT; TH S89°57'58 E 319 FT; TH N02°57'54 W 471 FT; TH N15°26'56 W 338 FT; TH N01°02'04 E 84 FT; TH N80°02'11 E 263.90 FT; TH S19°02'04 W 207 FT; TH S12°57'56 E 749.37 FT; TH N89°57'58 W 43.38 FT; TH S35°41'59 E 803.12 FT; TH S69°33'01 W 637 FT; TH S48°53'01 W 210 FT; TH S70°34'01 W 243 FT; TH S26°06'59 E 180 FT TO PT S LN SEC 2 T428 R13W; TH S80°13'01 W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00°07'24" W 1318.79 FT ALG SEC/L & N89°52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T418, R13W, TH S00°00'31" E 15.00 FT; TH S89°59'29" W 322.66 FT; TH N62°35'06" W 145.49 FT; TH N31°37'24" W 123.59 FT; TH N51°04'24" W 719.83 FT; TH N38°55'36" E 15.00 FT; TH S51°04'24" E 722.40 FT; TH S31°37'24" E 122.00 FT; TH S62°35'06" E 137.68 FT; TH N89°59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORtherly ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 14, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59°07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORtherly ALONG THE ARC OF SAID

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Washington County

CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05°04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84°55'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24°41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24°41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72°53'18", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43°06'43", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05°04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06°37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80°13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; THENCE SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; THENCE SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERN LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 1472.49 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47 EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET, THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERN LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A

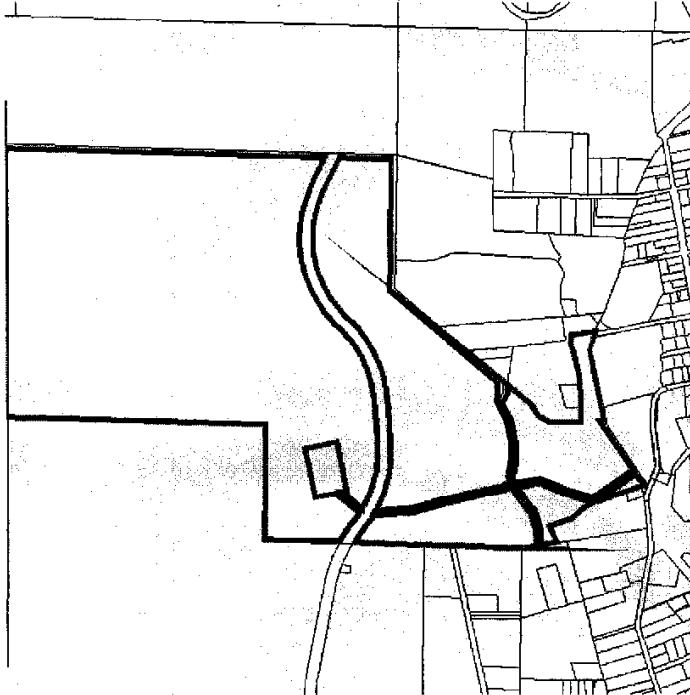
*Parcel #1 Contd***Property Record Card**

Washington County

CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed

Property Record Card*Parcel #2*

Washington County

SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
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WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107618

Tax Area: 11 - Toquerville Town

Acres: 442.870

Parcel: T-104-A-1

Situs Address:

Parcel #2 Cont'd **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01*14'28 W ALG SEC/L 1172.92 FT; TH S89*09'02 E 2667.86 FT TO C/S/L; TH S0*31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88*57'33 E ALG N LN SEC 10 1664.31 FT; TH S0*11'20 E 2515.09 FT; TH N88*50'38 W 1657.75 FT; TH S0*20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88*39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0*26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88*22'47 W 1324.74 FT; TH N0*20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0*28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0*34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET, THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET, THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88*46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00*00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83*48'22"E, 83.91 FEET; THENCE S02*15'48"E, 75.74 FEET; THENCE N86*42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03*17'58"; (RADIUS POINT BEARS S72*09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

*Parcel #3***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL**

Account: 0108699

Tax Area: 11 - Toquerville Town

Acres: 652.260

Parcel: T-182-A

Situs Address:

Parcel #3 Cont'd **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W S: 11 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15" W ALG SEC/L 450.28 FT; TH N89*52'43" E 1152.37 FT; TH S15*25'20" E 8.93 FT; TH S26*10'01" E 125.48 FT; TH S45*51'49" E 152.20 FT; TH S0*04'48" E 35.54 FT; TH N66*44'07" E 4.03 FT; TH S0*07'15" E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*10'11" E ALG 1/16 SEC LN 2540.05 FT TO SE COR SW1/4 NW1/4 SEC 14 T41S R13W; TH S0*06'26" E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH N89*19'45" W ALG 1/16 LN 1318.27 FT TO SW COR NW1/4 SW1/4 SEC 14; TH S89*53'14" W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08" E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43" E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27" E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06" W 2613.78 FT; TH N0*03'36" W 820.50 FT; TH N0*48" W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57" E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21" W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24" W ALG C/S/L 2811.01 FT; TH S88*50'38" E 1657.75 FT; TH S0*11'20" E 155.33 FT TO C/S/L SEC 10; TH S88*50'36" E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88*57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'37"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"E, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'33"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

*Parcel #3 Con'td***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL**

**Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260**

**Parcel: T-3295-B
Situs Address:**

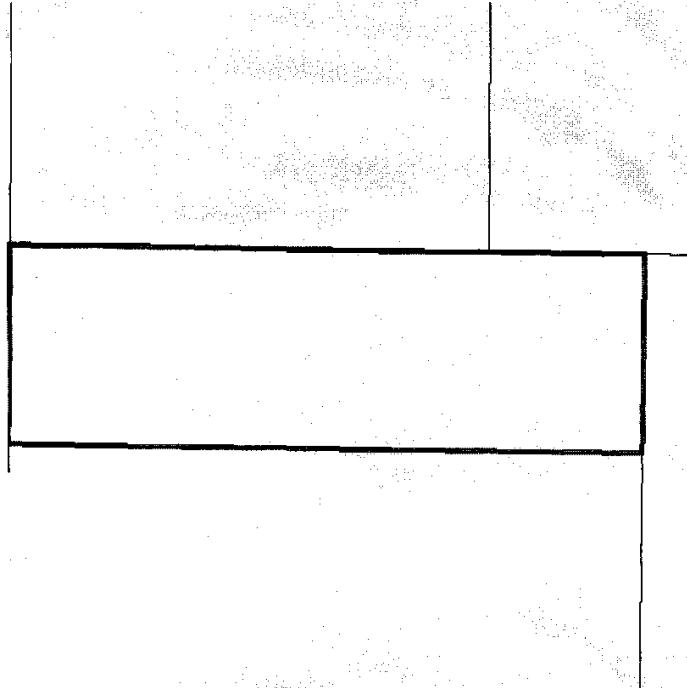
Property Record Card*Parcel #3 Con'td*

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W


Transfer History

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed

Property Record Card*Parcel #4*

Washington County

**SOUTH FIELDS
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL
C/O: DOUG WESTBROOK**

Account: 0746241

Tax Area: 11 - Toquerville Town

Acres: 200.660

Parcel: T-3295-A-1

Situs Address:

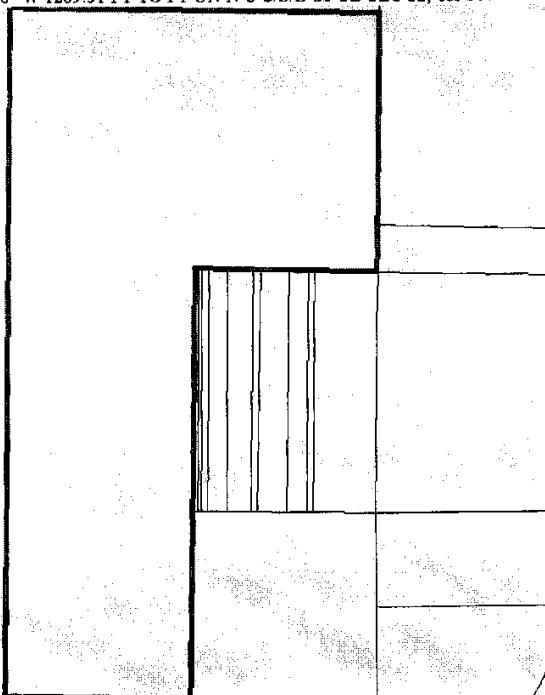
Property Record Card*Parcel #4 Cont'd*

Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41 S: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89°54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00°05'50" W ALG 1/16TH SEC/L 2636.29 FT; TH N00°05'46" W 2218.63 FT; TH N89°59'06" E 2613.52 FT; TH S00°01'22" E 1820.79 FT; TH N89°36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00°08'13" W ALG SD C/S/L 3041.64 FT TO POB.

**Transfer History**

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed

WHEN RECORDED MAIL TO:
Saladillo LLC
C/O RD & CT Holdings, LLC
2565 W Crestview Dr
Santa Clara, UT 84765

DOC # 20200058639

Warranty Deed Page 1 of 13
Russell Shirts Washington County Recorder
10/20/2020 12:45:38 PM Fee \$ 70.00
By DIXIE TITLE CO

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 7-19-31C
MAIL TAX NOTICE TO: SAME AS ABOVE

WARRANTY DEED

Lee P Esplin

GRANTOR(S)

OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Saladillo, LLC, a Utah Limited Liability Company

GRANTEE(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 4.471853% interest of the entire 100% interest in the following described property:

See Attached Exhibit "A"

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

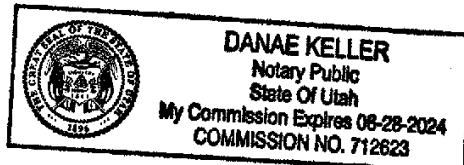
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 14 DAY OF OCTOBER, 2020.

Lee P. Fesdin

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON OCTOBER 14, 2020, PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, THE SIGNER(S) OF THE
WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC



*Parcel # 1***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVIES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P ROTH IRA
AMERICAN PENSION
SERVIES INC FBO ESPLIN
LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107535

Tax Area: 11 - Toquerville Town

Acres: 358.450

Parcel: T-100-A

Situs Address:

Parcel # 1 Con'td

Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 3 T: 41S R: 13W S: 2 T: 41S R: 13W BEG SE COR SEC 3 T41S R13W TH N88°57'33" W ALG SEC/L 990 FT; TH N88°57'33" W ALG SEC/L 1664.31 FT TO S1/4 COR SEC 3; TH N0°31'01" W ALG C/S/L 1181.26 FT; TH N89°09'02" W 2667.86 FT; TH N01°14'12" W 154.91 FT; TH N01°14'41" W ALG SEC/L 1328.21 FT; TH N0°56'55" W 1329.87 FT; TH S89°19'19" E 2696.45 FT; TH S89°26'54" E 1342.55 FT; TH S0°17'07" E 1331.92 FT; TH S0°16'39" E 51.83 FT; TH S51°0'50" E 1892.69 FT; TH S31°34'49" E 122 FT; TH S62°32'31" E 137.68 FT; TH S89°57'58" E 319 FT; TH N02°57'54" W 471 FT; TH N15°26'56" W 338 FT; TH N01°02'04" E 84 FT; TH N80°02'11" E 263.90 FT; TH S19°02'04" W 207 FT; TH S12°57'56" E 749.37 FT; TH N89°57'58" W 43.38 FT; TH S35°41'59" E 803.12 FT; TH S69°33'01" W 637 FT; TH S48°53'01" W 210 FT; TH S70°34'01" W 243 FT; TH S26°06'59" E 180 FT TO PTS LN SEC 2 T42S R13W; TH S80°13'01" W 378 FT TO POB.

LESS: (T-100-B) BEG SE COR OF CLINTON & LOLA PERKINS PRPTY, SD PT BEING N00°07'24" W 1318.79 FT ALG SEC/L & N89°52'36" E 606.00 FT ALG LN PERP TO SD SEC/L FM SW COR SEC 2, T41S, R13W, TH S00°00'31" E 15.00 FT; TH S89°59'29" W 322.66 FT; TH N62°35'06" W 145.49 FT; TH N31°37'24" W 123.59 FT; TH N51°04'24" W 719.83 FT; TH N38°55'36" E 15.00 FT; TH S51°04'24" E 722.40 FT; TH S31°37'24" E 122.00 FT; TH S62°35'06" E 137.68 FT; TH N89°59'29" E 319.00 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.05 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET, THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET, THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.06 FEET; THENCE N01°47'14"E, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1723.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'33" WEST, ALONG SAID LINE, A DISTANCE OF 17.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59°07'58" EAST, A RADIAL DISTANCE OF 1,440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'35", A DISTANCE OF 175.34 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG THE ARC OF SAID

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Washington County

CURVE, A DISTANCE OF 945.34 FEET; THENCE NORTH 05°04'36" WEST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 84°53'23" WEST, A RADIAL DISTANCE OF 1,260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'43", A DISTANCE OF 948.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,450.24 FEET; THENCE NORTH 24°41'57" EAST, A DISTANCE OF 378.82 FEET; THENCE SOUTH 89°21'54" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 24°41'58" WEST, A DISTANCE OF 385.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,431.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 43°06'43", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 959.37 FEET; THENCE SOUTH 05°04'36" EAST, A DISTANCE OF 435.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 956.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06°37'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.87 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80°13'36" EAST, ALONG THE SECTION LINE, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°05'50" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 03°15'23" WEST, A DISTANCE OF 123.98 FEET; THENCE NORTH 16°15'19" WEST, A DISTANCE OF 182.07 FEET; THENCE NORTH 42°24'25" WEST, A DISTANCE OF 120.16 FEET; THENCE NORTH 36°45'33" WEST, A DISTANCE OF 163.02 FEET; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 18°32'12" WEST, A DISTANCE OF 54.41 FEET; THENCE NORTH 02°20'34" WEST, A DISTANCE OF 41.83 FEET; THENCE NORTH 09°24'02" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 02°19'53" EAST, A DISTANCE OF 59.86 FEET; THENCE NORTH 01°29'34" WEST, A DISTANCE OF 133.90 FEET; THENCE NORTH 12°26'24" WEST, A DISTANCE OF 222.94 FEET; THENCE NORTH 29°22'31" WEST, A DISTANCE OF 232.25 FEET; THENCE NORTH 30°02'48" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 01°01'47" WEST, A DISTANCE OF 73.80 FEET; THENCE NORTH 08°22'01" EAST, A DISTANCE OF 43.89 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 51°00'50" EAST, ALONG SAID LINE, A DISTANCE OF 58.10 FEET; THENCE SOUTH 08°22'01" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 83.59 FEET; SOUTH 30°02'48" WEST, A DISTANCE OF 105.03 FEET; THENCE SOUTH 29°22'31" EAST, A DISTANCE OF 211.17 FEET; THENCE SOUTH 12°26'24" EAST, A DISTANCE OF 235.17 FEET; THENCE SOUTH 01°29'34" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 64.62 FEET; SOUTH 09°24'02" WEST, A DISTANCE OF 138.37 FEET; THENCE SOUTH 02°20'34" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 36°49'33" EAST, A DISTANCE OF 158.69 FEET; SOUTH 42°24'25" EAST, A DISTANCE OF 129.31 FEET; THENCE SOUTH 16°15'19" EAST, A DISTANCE OF 199.38 FEET; THENCE SOUTH 03°15'23" EAST, A DISTANCE OF 125.81 FEET; THENCE SOUTH 12°05'50" EAST, A DISTANCE OF 29.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 80°13'36" WEST, ALONG SAID LINE, A DISTANCE OF 50.04 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1505.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 17.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'38" EAST, A DISTANCE OF 204.71 FEET; THENCE NORTH 51°00'50" WEST, A DISTANCE OF 1460.10 FEET; THENCE NORTH 00°17'06" WEST, A DISTANCE OF 1358.25 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 554.72 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL SHOWN BY DOCUMENT #20080039847, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 24°41'41" EAST, ALONG SAID LINE A DISTANCE OF 54.76 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°21'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 581.60 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'06" EAST, ALONG THE EASTERNLY LINE OF SAID PARCEL, A DISTANCE OF 1383.75 FEET; THENCE SOUTH 51°00'50" EAST, ALONG SAID EASTERNLY LINE, A DISTANCE OF 1472.49 FEET, THENCE LEAVING SAID LINE AND RUNNING SOUTH 08°22'01" WEST, A DISTANCE OF 43.89 FEET; THENCE SOUTH 01°01'47" EAST, A DISTANCE OF 73.80 FEET; THENCE SOUTH 30°02'48" WEST, A DISTANCE OF 119.66 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 627.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°29'18" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 78°16'02" EAST, A DISTANCE OF 268.52 FEET; THENCE SOUTH 69°17'38" EAST, A DISTANCE OF 324.32 FEET; THENCE SOUTH 74°35'17" EAST, A DISTANCE OF 268.44 FEET; THENCE NORTH 54°06'04" EAST, A DISTANCE OF 482.16 FEET, TO A POINT ON THE EASTERNLY LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 869 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 35°41'59" EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 54°06'04" WEST, A DISTANCE OF 506.00 FEET; THENCE NORTH 74°35'17" WEST, A DISTANCE OF 294.77 FEET; THENCE NORTH 69°17'38" WEST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 78°16'02" WEST, A DISTANCE OF 235.03 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 639.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°10'23" WEST, A DISTANCE OF 92.09 FEET; THENCE SOUTH 76°07'58" WEST, A DISTANCE OF 610.97 FEET; THENCE SOUTH 72°31'20" WEST, A DISTANCE OF 349.42 FEET; THENCE SOUTH 84°47'20" WEST, A DISTANCE OF 433.14 FEET, TO A POINT ON A 1275.00 FOOT RADIAL NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 60°01'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 60.20 FEET, THROUGH A CENTRAL ANGLE OF 02°42'20"; THENCE NORTH 84°47'20" EAST, A DISTANCE OF 394.24 FEET; THENCE NORTH 72°31'20" EAST, A DISTANCE OF 345.62 FEET; THENCE NORTH 76°07'58" EAST, A DISTANCE OF 608.63 FEET; THENCE NORTH 67°10'23" EAST, A DISTANCE OF 86.09 FEET; THENCE SOUTH 18°32'12" EAST, A DISTANCE OF 26.27 FEET; THENCE SOUTH 32°29'18" EAST, A DISTANCE OF 24.14 FEET TO THE POB.

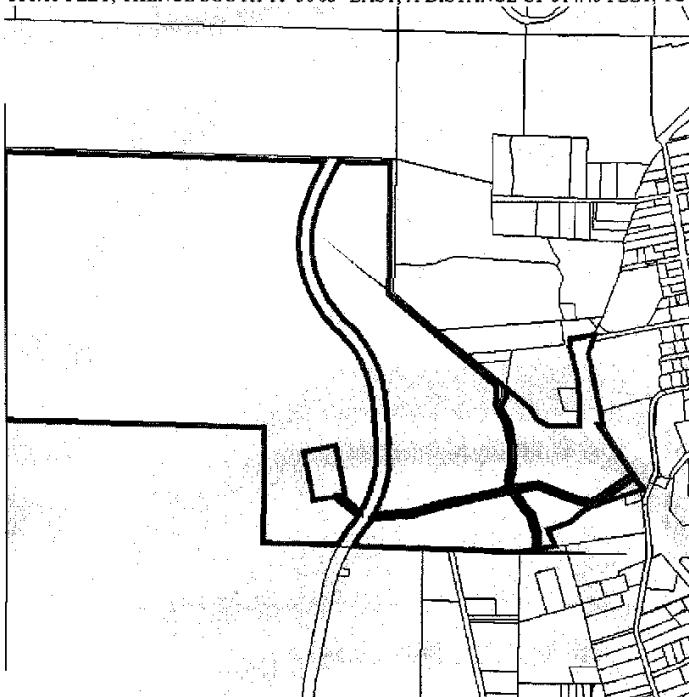
LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1677.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°43'39" WEST, A DISTANCE OF 321.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 51°43'39" EAST, A DISTANCE OF 273.25 FEET, TO A POINT ON A 1140.00 FOOT RADIAL NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 59°43'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.35 FEET THROUGH A

Parcel #1 Contd **Property Record Card**
Washington County

CENTRAL ANGLE OF 02°31'50", TO THE POB.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°57'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1316.56 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 3; THENCE SOUTH 89°21'54" EAST, ALONG THE SOUTH LINE OF SECTIONAL LOTS 4, 3, AND 2, A DISTANCE OF 3325.95 FEET, TO A POINT ON THE WEST LINE OF THAT PARCEL SHOWN BY TAX ID #T-100-A, SPECIAL WARRANTY DEED DOCUMENT #00931728, BOOK 1721, PAGE 369 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 24°41'41" WEST, ALONG SAID LINE A DISTANCE OF 54.76 FEET; THENCE NORTH 89°21'54" WEST, A DISTANCE OF 3302.27, TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00°55'11" WEST, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POB.

LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°57'33" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1805.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°29'57" WEST, A DISTANCE OF 336.15 FEET; THENCE NORTH 11°30'03" WEST, A DISTANCE OF 514.45 FEET; THENCE NORTH 78°29'57" EAST, A DISTANCE OF 336.15 FEET; THENCE SOUTH 11°30'03" EAST, A DISTANCE OF 514.45 FEET, TO THE POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed

*Parcel #1***Property Record Card**

Washington County

SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0107618

Tax Area: 11 - Toquerville Town

Acres: 442.870

Parcel: T-104-A-1

Situs Address:

Parcel #2 Contd **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 10 T: 41S R: 13W BEG NW COR SEC 10 T41S R13W; TH N01°14'28 W ALG SEC/L 1172.92 FT; TH S89°09'02 E 2667.86 FT TO C/S/L; TH S0°31'01 E 1181.26 FT TO S1/4 COR SEC 3; TH S88°57'33 E ALG N LN SEC 10 1664.31 FT; TH S0°11'20 E 2515.09 FT; TH N88°50'38 W 1657.75 FT; TH S0°20'24 E 1483.17 FT TO SE COR NE1/4 SW1/4 SEC 10; TH N88°39'44 W ALG 1/16 LN 1318.97 FT TO SW COR NE1/4 SW1/4 SEC 10; TH S0°26'19 E ALG 1/16 LN 1326.08 FT TO SE COR SW1/4 SW1/4 SEC 10; TH N88°22'47 W 1324.74 FT; TH N0°20'43 W 2168.27 FT TO E1/4 COR SEC 9 T41S R13W; TH N0°28'17 W 470.71 FT TO W1/4 COR SEC 10; TH N0°34'45 W 2662.11 FT TO POB.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 311.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,360.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

LESS: WATER TANK PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,831.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY. THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING.

*Parcel #3***Property Record Card**

Washington County

**SOUTH FIELD
PROPERTIES LLC
SOUTHSTREAM
HOLDINGS LLC
EASTCREEK HOLDINGS
LLC
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
AMERICAN PENSION
SERVICES INC FBO
HUNTER DAVID WEBB
IRA
AMERICAN PENSION
SERVICES INC FBO
ESPLIN LEE P ROTH IRA
AMERICAN PENSION
SERVICES INC FBP
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL**

Account: 0108699

Tax Area: 11 - Toquerville Town

Acres: 652.260

Parcel: T-182-A

Situs Address:

Parcel #3 cont'd **Property Record Card**
Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 15 T: 41S R: 13W S: 14 T: 41S R: 13W S: 10 T: 41S R: 13W BEG E1/4 COR SEC 10 T41S R13W; TH N0*11'15 W ALG SEC/L 450.28 FT; TH N89*52'43 E 1152.37 FT; TH S15*25'20 E 8.93 FT; TH S26*10'01 E 125.48 FT; TH S45*51'49 E 152.20 FT; TH S0*0'48 E 35.54 FT; TH N66*44'07 E 4.03 FT; TH S0*07'15 E ALG 1/16 SEC/L 2845.22 FT TO SE COR SW1/4 SW1/4 SEC 11 T41S R13W; TH S0*06'26 E 1315.36 FT TO SE COR NW1/4 SW1/4 SEC 14; TH S89*53'14 W ALG 1/16 SEC/L 1937.34 FT; TH S0*47'08 E 1321.53 FT TO PT N LN SEC 22 T41S R13W; TH N89*49'43 E ALG SEC/L 641.07 FT TO SE COR NW1/4 NE1/4 SEC 22; TH S0*02'27 E ALG 1/16 SEC/L 821.57 FT; TH S89*59'06 W 2613.78 FT; TH N0*03'36 W 820.50 FT; TH N0*48' W ALG 1/16 SEC/L 1320.49 FT TO NW COR SE1/4 SW1/4 SEC 15; TH S89*58'57 E ALG 1/16 SEC/L 1327.52 FT TO NE COR SE1/4 SW1/4 SEC 15; TH N0*59'21 W ALG C/S/L 3897.11 FT TO N1/4 COR SEC 15; TH N0*20'24 W ALG C/S/L 2811.01 FT; TH S88*50'38 E 1657.75 FT; TH S0*11'20 E 155.33 FT TO C/S/L SEC 10; TH S88*50'36 E ALG C/S/L 990 FT TO POB.

LESS: (T-144-B-1-A) BEG AT PT N0*00'41" E ALG W SEC/L SEC 11, T41S, R13W, 411.34 FT FM W1/4 SD SEC, TH N0*00'41" E ALG SD SEC/L 38.94 FT TO SW COR OF PARCEL DESC IN INSTR #863147; TH S89*55'19" E ALG SD PARCEL 240.48 FT TO W R/W MESA VIEW BLVD SD PT ALSO BEING SE COR SD PARCEL; TH S80*52'40" W LEAV SD R/W 243.56 FT TO POB.

LESS: (3295-B) N 49.26 AC OF NW1/4 NE1/4; NE1/4 NW1/4; LOTS 1 & 4 SEC 22 T41S R13W.

LESS: BYPASS ROAD REALIGNMENT: A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3, 10, 14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S88*37'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER, THENCE N00*01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH, THENCE DEPARTING SAID LINE AND RUNNING N66*28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01*36'18", THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64*51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27*12'11", THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40*48'09", THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78*27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65*07'35", THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13*20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21*39'12", THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33*12'19", THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01*47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12*24'52", THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10*37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27*28'37", THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42*59'14", THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04*52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43*06'44", THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72*53'18", THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24*53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89*14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24*53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72*53'18", THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43*06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04*52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42*59'14", THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27*28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10*37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12*24'52", THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01*47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33*12'19", THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21*39'12", THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13*20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65*07'35", THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78*27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40*48'09", THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27*12'11", THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64*51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843, SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00*01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING.

Parcel #3 Cont'd **Property Record Card**
Washington County

**SOUTH FIELD
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
**AMERICAN PENSION
SERVICES INC FBO**
**HUNTER DAVID WEBB
IRA**
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P ROTH IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
**HUNT MURRAY &
MARYJO**
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL

Account: 0746258
Tax Area: 11 - Toquerville Town
Acres: 49.260

Parcel: T-3295-B
Situs Address:

Parcel #3 Cont'd

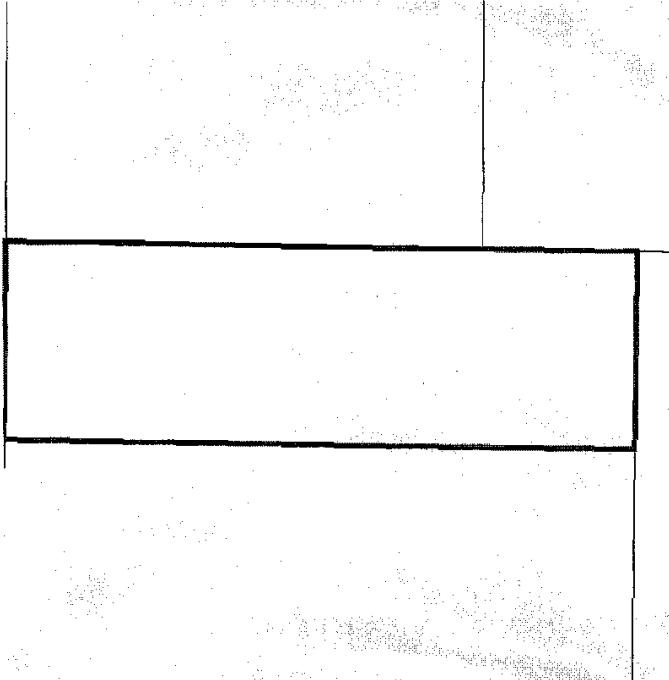
Property Record Card

Washington County

800 OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W N 49.26 AC OF NW1/4 NE1/4, NE1/4 NW1/4, LOTS 1 & 4 SEC 22 T41S R13W



Transfer History

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed
20180025421	Jun 20, 2018	Warranty Deed
20120042267	Dec 10, 2012	Special Warranty Deed
20120042069	Dec 7, 2012	Special Warranty Deed

*Parcel # 4***Property Record Card**

Washington County

**SOUTH FIELDS
PROPERTIES LLC**
**SOUTHSTREAM
HOLDINGS LLC**
**EASTCREEK HOLDINGS
LLC**
PARRY SCOTT
ESPLIN LEE P
HIGH TORQ LLC
TOQUERVILLE
GRANDEUR LLC
**AMERICAN PENSION
SERVICES INC FBO**
HUNTER DAVID WEBB
IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P ROTH IRA
**AMERICAN PENSION
SERVICES INC FBO**
ESPLIN LEE P IRA
WAGNER WOODROW W
III & SHERI G
RD & CT HOLDINGS LLC
ESPLIN LEE P TR
CANYON EDGE LLC
FLINT CREEK LLC
HUNT MURRAY &
MARYJO
FREI KENT G & ROBBIN J
TRS
CHRISTENSEN LAEL
C/O: DOUG WESTBROOK

Account: 0746241

Tax Area: 11 - Toquerville Town

Acres: 200.660

Parcel: T-3295-A-1

Situs Address:

Parcel #4 Con'td

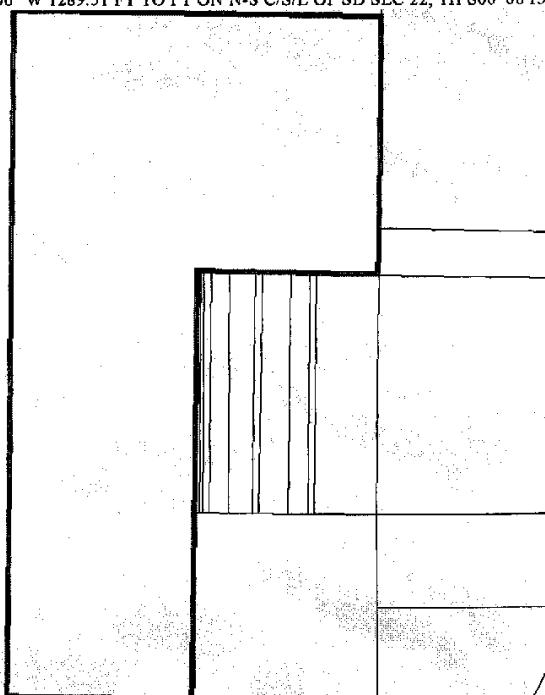
Property Record Card

Washington County

800 N OLD FARM RD
SANTA CLARA, UT 84765

Legal Description

S: 22 T: 41S R: 13W BEG AT S1/4 COR SEC 22 T41S R13W; TH S89*54'23" W ALG SEC/L; 1309.31 FT TO SW COR OF SE1/4 SW 1/4 SD SEC 22; TH N00*05'30" W ALG 1/16TH SEC/L 2636.29 FT; TH N00*05'46" W 2218.63 FT; TH N89*59'06" E 2613.52 FT; TH S00*01'22" E 1820.79 FT; TH N89*36'06" W 1289.51 FT TO PT ON N-S C/S/L OF SD SEC 22; TH S00*08'13" W ALG SD C/S/L 3041.64 FT TO POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20200051998	Sep 23, 2020	Corrected Warranty
20200050804	Sep 17, 2020	Warranty Deed
20200050721	Sep 17, 2020	Warranty Deed
20200050722	Sep 17, 2020	Warranty Deed
20200036464	Jul 15, 2020	Warranty Deed
20200035495	Jul 10, 2020	Warranty Deed
20200035496	Jul 10, 2020	Warranty Deed
20200015844	Mar 31, 2020	Warranty Deed
20190049008	Nov 22, 2019	Warranty Deed
20190037652	Sep 17, 2019	Warranty Deed
20190037369	Sep 16, 2019	Warranty Deed
20190028482	Jul 18, 2019	Warranty Deed
20180043725	Oct 30, 2018	Warranty Deed
20180043726	Oct 30, 2018	Warranty Deed

22
DOC # 20250031132

Special Warranty Deed Page 1 of 22
Gary Christensen Washington County Recorder
09/11/2025 10:31:59 AM Fee \$ 40.00
By DIXIE TITLE COMPANY



11-24-6C/8-25-8C
MAIL TAX NOTICE TO:
SRC Land Holdings LLC
1404 W Sun River Pkwy #200
Saint George UT 84790

WARRANTY DEED (SPECIAL)

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company, SOUTHSTREAM HOLDINGS, LLC, a Utah limited liability company, EASTCREEK HOLDINGS, LLC, a Utah limited liability company, SCOTT PARRY, HIGH TORQ, LLC, a Utah limited liability company, TOQUERVILLE GRANDEUR, LC, a Utah limited liability company, AMERICAN PENSION SERVICES, INC., Administrator for David Webb Hunter Single IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098, AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin Roth IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138, AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726, WOODROW W. WAGNER III and SHERI G. WAGNER, RD & CT HOLDINGS, LLC, a Utah limited liability company, LEE P. ESPLIN, Trustee of the Donald and Ruth Esplin Revocable Trust dated November 9, 1990, CANYON EDGE, LLC, a Utah limited liability company, FLINT CREEK, LLC, a Utah limited liability company, MURRAY HUNT AND MARYJO HUNT, Kent G Frei and Robbin J Frei, Trustees of the Kent G & Robbin J Frei Family Living Trust dated December 22, 2000, restatement dated April 1, 2019, Lael Christensen, River Fay, LLC, a Utah Limited Liability Company, and Saladillo, LLC, a Utah Limited Liability Company, Grantor hereby Conveys and Warrants against all claiming by, through or under it to **SRC Land Holdings, LLC, a Utah Limited Liability Company**, Grantee of Saint George, for the sum of **FORTY DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS** the following described tract of land in WASHINGTON County, State of Utah:

See Attached Legal Description(s)

The attached described properties are hereby being conveyed with 45 rooftops under the Development Agreement originally recorded May 12, 2008 as Document No:20080019298 and Amendment to that Development Agreement recorded October 14, 2008 as Document No: 20080039848.

Affecting a Portion of Tax ID NO: T-105; T-100-A; T-197-PV1; T-104-A-1 AND T-182-A

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2025 AND THEREAFTER. GRANTOR, ITS HEIRS, SUCCESSORS AND OR ASSIGNS RESERVES A RIGHT OF WAY OF INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THE ATTACHED DESCRIPTIONS.

SUBJECT TO the rights and obligations set forth in that instrument entitled "Transfer Declaration" recorded on the 30th, day of January, 2025, as Document No: 20250003214, in the Official Records on file in the Office of the Washington County Recorder, State of Utah.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

This property ownership transfer does not meet the definition of a subdivision per the Utah State Municipal Code 10-9a-103(65)(c)(v). This parcel is created in anticipation of future land use approvals and does not confer any land use approvals and has not been approved by any land use authority.

Grantee(s) acceptance from the Special Warranty Deed to SRC Land Holdings LLC

WITNESS the hand of said grantor, this 10, ^{September} day of ~~August~~, 2025.

Approved and accepted by Grantee(s)

SRC Land Holdings, LLC, a Utah Limited Liability Company

Darcy Stewart
Darcy Stewart, Manager

Grantee Notary Acknowledgment

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON AUGUST 10, 2025, PERSONALLY APPEARED BEFORE ME, DARCY STEWART, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF SRC Land Holdings, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

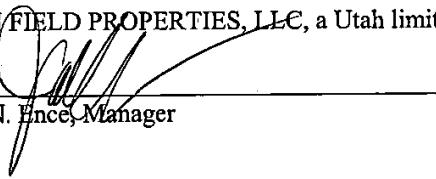
Shawnee Cardinal
NOTARY PUBLIC



Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

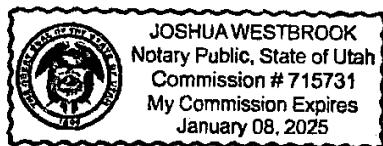
Grantor(s):

SOUTH FIELD PROPERTIES, LLC, a Utah limited liability company


James N. Ence, Manager

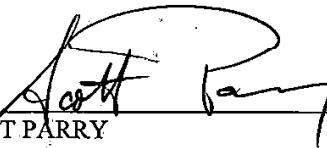
STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON November 1, 2023, PERSONALLY APPEARED BEFORE ME, James N. Ence, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS Manager OF **SOUTH FIELD PROPERTIES, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

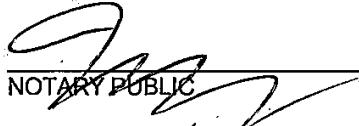
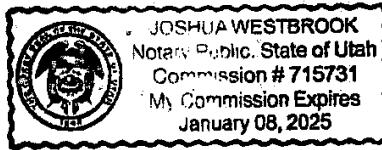

SCOTT PARRY

STATE OF UTAH)

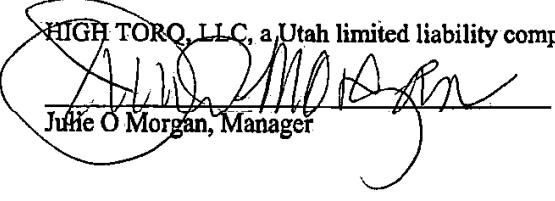
ss

COUNTY OF WASHINGTON)

ON January 16 ²⁰²⁴ _{JW}, 2023, PERSONALLY APPEARED BEFORE ME, SCOTT PARRY, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.


NOTARY PUBLIC

HIGH TORQ, LLC, a Utah limited liability company

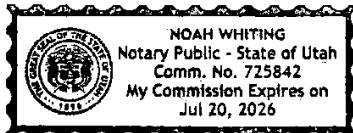

Julie O Morgan, Manager

STATE OF UTAH)

COUNTY OF Salt Lake)

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, JULIE O MORGAN, WHO BEING BY
ME DULY SWEORN, DID SAY THAT SHE IS A MANAGER OF HIGH TORQ, LLC, a Utah Limited Liability Company, THE
LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY
AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND
PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS
INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

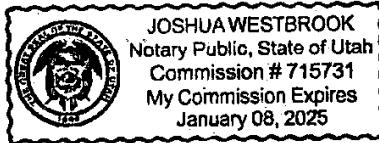
TOQUERVILLE GRANDEUR, LC, a Utah
limited liability company

Rodney F. Savage
Rodney F. Savage, Manager

J. P. Radmall
Stephen P. Radmall, Manager

STATE OF UTAH,
:ss
COUNTY OF WASHINGTON)

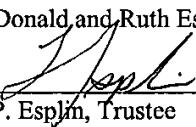
ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, Stephen P. Radmall and Rodney F. Savage, WHO BEING BY ME DULY SWEORN, DID SAY THAT THEY ARE MANAGERS OF **Toquerville Grandeur, LC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



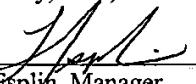
J. P. Radmall
NOTARY PUBLIC

Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

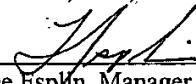
The Donald and Ruth Esplin Revocable Trust dated November 9, 1990,


Lee P. Esplin, Trustee

River Fay, LLC, a Utah Limited Liability Company


Lee Esplin, Manager

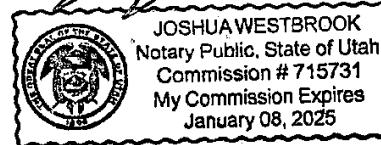
Saladillo, LLC, a Utah Limited Liability Company


Lee Esplin, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE P. ESPLIN, TRUSTEE OF THE DONALD AND RUTH ESPLIN REVOCABLE TRUST DATED NOVEMBER 9, 1990, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

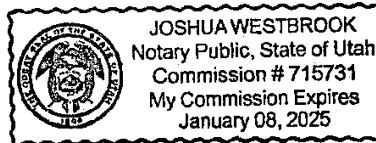

NOTARY PUBLIC



STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

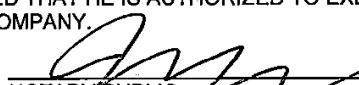
ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE ESPLIN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF RIVER FAY, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

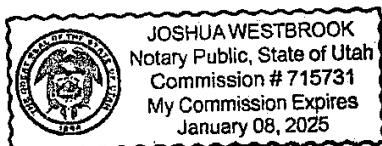

NOTARY PUBLIC



STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON October 31, 2023, PERSONALLY APPEARED BEFORE ME, LEE ESPLIN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF SALADILLO, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.


NOTARY PUBLIC



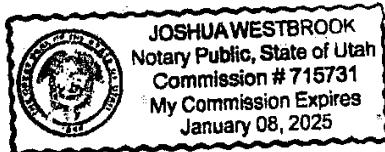
Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

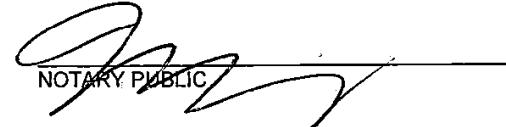
CANYON EDGE, LLC, a Utah limited liability company


Kelly Heaton, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON January 16 2024, PERSONALLY APPEARED BEFORE ME, KELLY HEATON, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **CANYON EDGE, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

Murray Hunt by Rodney

MURRAY HUNT by RODNEY SAVAGE
POWER OF ATTORNEY

*R. Savage,
POA*

Maryjo Hunt by Rodney

MARYJO HUNT by RODNEY SAVAGE
POWER OF ATTORNEY

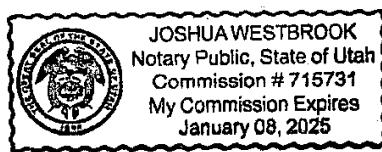
*R. Savage
POA*

STATE OF UTAH)

:SS

COUNTY OF WASHINGTON)

ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, RODNEY SAVAGE,
POWER OF ATTORNEY FOR MURRAY HUNT AND MARYJO HUNT, THE SIGNER(S) OF THE WITHIN
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



J. Westbrook
NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

FLINT CREEK, LLC, a Utah limited liability company

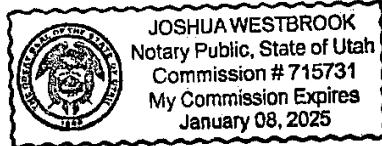

Chad W Parker, Manager

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON)

ON October 30, 2023, PERSONALLY APPEARED BEFORE ME, CHAD W PARKER, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **FLINT CREEK, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




NOTARY PUBLIC

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC

The Kent G & Robbin J Frei Family Living Trust
dated December 22, 2000, restatement dated April 1, 2019

Kent G Frei
Kent G Frei, Trustee

Robbin J Frei
Robbin J Frei, Trustee

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON November 1, 2023, PERSONALLY APPEARED BEFORE ME, KENT G FREI AND
ROBBIN J FREI, TRUSTEES OF THE KENT G & ROBBIN J FREI FAMILY LIVING TRUST DATED DECEMBER
22, 2000, RESTATEMENT DATED APRIL 1, 2019, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO
DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

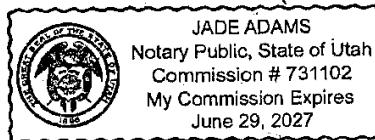
Joshua Westbrook
NOTARY PUBLIC

JOSHUA WESTBROOK
Notary Public, State of Utah
Commission # 715731
My Commission Expires
January 08, 2025

Lael Christensen
Lael Christensen

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON November 7, 2023, PERSONALLY APPEARED BEFORE ME, LAEL CHRISTENSEN,
THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME.



Jade Adams
NOTARY PUBLIC

SOUTHSTREAM HOLDINGS, LLC, a Utah limited liability company

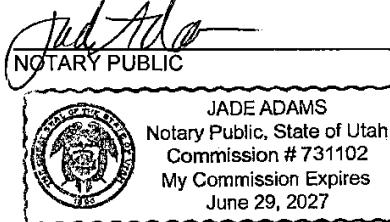
Robert Douglas Westbrook, Manager

EASTCREEK HOLDINGS, LLC, a Utah limited liability company

Robert Douglas Westbrook, Manager

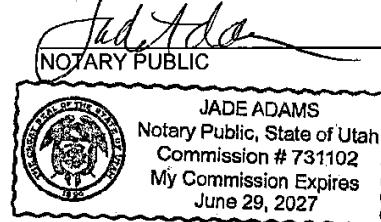
STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **SOUTHSTREAM HOLDINGS, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF **EASTCREEK HOLDINGS, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

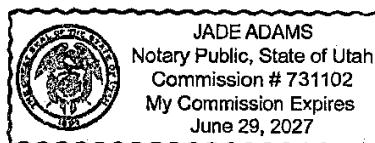


RD & CT HOLDINGS, LLC, a Utah limited liability company

Robert Douglas Westbrook, Manager

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

ON August 28, 2025, PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWEORN, DID SAY THAT HE IS A MANAGER OF RD & CT HOLDINGS, LLC, a Utah Limited Liability Company, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



Jade Adams

NOTARY PUBLIC

AMERICAN PENSION SERVICES, INC., Administrator for David Webb Hunter Single IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098

By: Jeffrey S. Brown
Its:
Corporate Alternate Signer

AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin Roth IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138

By: Jeffrey S. Brown
Its:
Corporate Alternate Signer

AMERICAN PENSION SERVICES, INC., Administrator for Lee P. Esplin IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726

By: Jeffrey S. Brown
Its:
Corporate Alternate Signer
STATE OF OH)
COUNTY OF Cuyahoga)
SS:

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR DAVID WEBB HUNTER SINGLE IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro
NOTARY PUBLIC



ALEXUS DiCHIRO
Notary Public, State of Ohio
My Commission Expires
April 7, 2030
COMMISSION: 2025-RE-888454

STATE OF OH)
COUNTY OF Cuyahoga

ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR LEE P. ESPLIN ROTH IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro
NOTARY PUBLIC



ALEXUS DiCHIRO
Notary Public, State of Ohio
My Commission Expires
April 7, 2030
COMMISSION: 2025-RE-888454

STATE OF OH)
COUNTY OF Cuyahoga

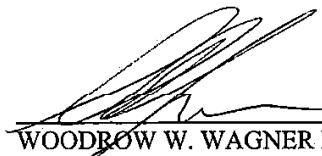
ON August 29, 2025, PERSONALLY APPEARED BEFORE ME, Jeffrey S. Brown, WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE IS THE RECEIVER OF AMERICAN PENSION SERVICES, INC, ADMINISTRATOR FOR LEE P. ESPLIN IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726, AND THAT HE/SHE SIGNED THE FOREGOING SPECIAL WARRANTY DEED FREELY AND VOLUNTARILY AND CONSISTENT WITH THE AGREEMENT GOVERNING ITS ADMINISTRATION.

Alexus DiChiro
NOTARY PUBLIC

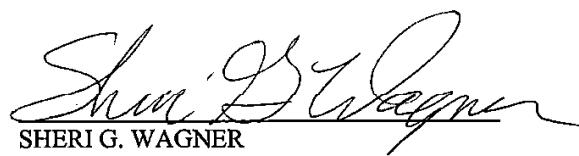


ALEXUS DiCHIRO
Notary Public, State of Ohio
My Commission Expires
April 7, 2030
COMMISSION: 2025-RE-888454

Continued Grantor(s) from the Special Warranty Deed to SRC Land Holdings LLC



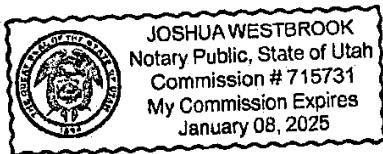
WOODROW W. WAGNER III



SHERI G. WAGNER

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

ON November 3, 2023, PERSONALLY APPEARED BEFORE ME, WOODROW W. WAGNER III AND SHERI G. WAGNER, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



NOTARY PUBLIC



Parcel 1

Beginning at a point being South $00^{\circ}58'25''$ West 43.69 feet along the section line and West 2,453.06 feet from the East Quarter Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South $83^{\circ}16'13''$ West 95.84 feet;
thence North $80^{\circ}30'12''$ West 84.57 feet;
thence North $08^{\circ}22'25''$ West 167.05 feet;
thence Northeasterly 312.61 feet along an arc of a 362.00 foot radius curve to the left (center bears North $20^{\circ}35'40''$ West, long chord bears North $44^{\circ}39'57''$ East 302.99 feet with a central angle of $49^{\circ}28'45''$);
thence South $72^{\circ}17'05''$ East 223.94 feet;
thence Southerly 161.54 feet along an arc of a 1,260.00 foot radius curve to the left (center bears South $68^{\circ}15'59''$ East, long chord bears South $18^{\circ}03'39''$ West 161.43 feet with a central angle of $07^{\circ}20'45''$);
thence South $46^{\circ}57'39''$ West 237.17 feet to the Point of Beginning.



April 22, 2025

**Parcel 2**

Beginning at a point that lies North 00°12'11" West 250.99 feet along the Section Line, from the Southwest corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running; thence North 00°12'11" West 60.00 feet; thence North 89°48'16" East 162.02 feet; thence North 88°22'00" East 565.01 feet; thence easterly along a 726.50 foot radius curve to the left, (center point lies North 01°38'00" West) through a central angle of 10°51'27", a distance of 137.67 feet; thence North 77°30'33" East 285.42 feet to a point on the West Line of Sun River Firelight Subdivision Phase 2 document #202500031216 as on file with the Washington County Recorder's Office; thence South 12°13'31" East along Said West Line 33.50 feet; thence South 77°30'33" West 285.27 feet; thence westerly along a 760.00 foot radius curve to the right, (center point lies North 12°29'27" West) through a central angle of 10°51'27", a distance of 144.02 feet; thence South 88°22'00" West 295.43 feet; thence South 01°38'51" East 26.50 feet; thence South 88°22'00" West 270.35 feet; thence South 89°48'16" West 162.77 feet to the point of beginning.

Closure:

Northing Diff: 0.000049

Easting Diff: 0.012138

Azimuth: 89°46'15"

Error Distance 0.012138

Total Distance 2427.540

Ratio: 1/199993



Grapevine access takedown

Parcel 3

Beginning at a point that lies North 87°32'41" West 2,534.50 feet along the Section Line, and North 3,555.30 feet, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence westerly along a 1,877.50 foot radius non-tangent curve to the left, (center point lies South 09°37'40" East) through a central angle of 02°07'24", a distance of 69.58 feet to a point on the West Line of Said Section 10; thence North 00°27'36" East 1,767.75 feet along said West Section Line; thence North 00°12'11" West 189.92 feet Along said West Section Line; thence South 35°18'52" East 23.95 feet; thence South 26°54'11" East 34.89 feet; thence South 21°30'12" East 39.59 feet; thence South 17°02'38" East 90.52 feet; thence South 05°28'06" East 147.86 feet; thence South 03°03'44" West 70.59 feet; thence South 15°32'28" West 49.44 feet; thence South 00°34'47" West 184.85 feet; thence South 02°03'16" East 109.55 feet; thence South 02°08'31" West 89.93 feet; thence South 00°42'59" West 180.44 feet; thence South 01°57'52" East 118.26 feet; thence South 04°38'07" West 71.47 feet; thence South 00°19'50" West 592.54 feet; thence South 00°44'52" West 116.07 feet; thence South 03°35'51" West 42.80 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:

Northing Diff: 0.015440

Easting Diff: 0.005865

Azimuth: 159°11'57"

Error Distance 0.016517

Total Distance 3990.000

Ratio: 1/241574



Silver reef takedown

Parcel 4

Beginning at a point that lies North 87°32'41" West 1,577.41 feet along the Section Line, and North 3,455.74 feet, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence westerly along a 1,583.45 foot radius non-tangent curve to the right, (center point lies North 08°44'18" West) through a central angle of 15°16'58", a distance of 422.36 feet; thence North 83°27'20" West 25.70 feet; thence westerly along a 1,716.55 foot radius curve to the left, (center point lies South 06°32'40" West) through a central angle of 19°27'39", a distance of 583.04 feet to a point on the West Line of Section 10; thence North 00°27'36" East 165.04 feet along said West Section Line; thence easterly along a 1,877.50 foot radius non-tangent curve to the right, (center point lies South 11°45'04" East) through a central angle of 18°17'44", a distance of 599.52 feet; thence South 83°27'20" East 25.70 feet; thence easterly along a 1,422.50 foot radius curve to the left, (center point lies North 06°32'40" East) through a central angle of 14°59'16", a distance of 372.11 feet; thence South 11°20'36" East 161.14 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:

Northing Diff: 0.005001
Easting Diff: 0.006276
Azimuth: 308°32'53"
Error Distance 0.008025
Total Distance 2346.960
Ratio: 1/292464



Parcel 5

Honey mesquite road takedown

Beginning at a point that lies North 87°32'41" West 1,316.47 feet along the Section Line, and North 00°35'51" East 194.03 feet along the sixteenth Line, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 25°15'31" West 64.90 feet; thence North 22°19'14" West 48.73 feet; thence North 19°43'19" West 55.25 feet; thence North 14°06'00" West 65.93 feet; thence North 17°22'18" West 59.45 feet; thence North 07°54'01" West 60.21 feet; thence North 06°56'04" West 55.24 feet; thence North 04°35'19" West 73.42 feet; thence North 01°48'48" West 45.14 feet; thence North 00°38'54" East 255.11 feet; thence North 02°12'12" East 183.91 feet; thence South 89°24'09" East 120.83 feet to a point on said Sixteenth Line; thence South 00°35'51" West along said Sixteenth line 946.90 feet to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:

Northing Diff: 0.000628
Easting Diff: 0.002967
Azimuth: 258°02'47"
Error Distance 0.003033
Total Distance 2035.020
Ratio: 1/670998



Parcel 6

Beginning at a point on the Center Section Line of Section 15 said point lies South 00°03'01" West 446.81 feet along the Center Section line, from the South Quarter Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence easterly along a 666.65 foot radius non-tangent curve to the left, (center point lies North 08°31'19" East) through a central angle of 20°42'35", a distance of 240.96 feet; thence North 77°45'36" East 121.71 feet; thence easterly along a 657.28 foot radius non-tangent curve to the right, (center point lies South 11°12'29" East) through a central angle of 40°54'18", a distance of 469.25 feet; thence southeasterly along a 825.00 foot radius non-tangent curve to the right, (center point lies South 33°33'09" West) through a central angle of 20°58'48", a distance of 302.09 feet; thence southeasterly along a 625.00 foot radius non-tangent curve to the left, (center point lies North 57°16'44" East) through a central angle of 26°18'16", a distance of 286.94 feet; thence South 64°54'30" East 397.59 feet; thence southeasterly along a 1,218.29 foot radius non-tangent curve to the right, (center point lies South 22°23'45" West) through a central angle of 15°18'44", a distance of 325.59 feet; thence easterly along a 50.00 foot radius non-tangent curve to the left, (center point lies North 36°49'52" East) through a central angle of 92°21'41", a distance of 80.60 feet; thence northeasterly along a 1,090.00 foot radius reverse curve to the right, (center point lies South 55°31'49" East) through a central angle of 05°06'45", a distance of 97.26 feet; thence northeasterly along a 4,705.38 foot radius non-tangent curve to the left, (center point lies North 63°45'17" West) through a central angle of 02°19'04", a distance of 190.35 feet; thence North 14°45'55" East 139.52 feet; thence North 13°33'56" East 242.51 feet to a point on the South Right-of-Way Line of Toquerville Parkway; thence easterly along a 1,410.00 foot radius non-tangent curve to the left, (center point lies North 17°05'23" East) through a central angle of 04°42'44", along said South Right-of-Way Line a distance of 115.97 feet; thence South 77°37'21" East along said South Right-of-Way Line 47.10 feet; thence South 13°33'57" West 318.20 feet; thence southwesterly along a 695.43 foot radius non-tangent curve to the right, (center point lies North 75°14'16" West) through a central angle of 26°34'07", a distance of 322.48 feet; thence southwesterly along a 952.00 foot radius non-tangent curve to the left, (center point lies South 50°25'04" East) through a central angle of 04°05'20", a distance of 67.94 feet; thence southwesterly along a 952.00 foot radius compound curve to the left, (center point lies South 54°30'25" East) through a central angle of 11°38'26", a distance of 193.42 feet; thence North 58°01'42" West 334.62 feet; thence northwesterly along a 1,441.00 foot radius curve to the left, (center point lies South 31°58'18" West) through a central angle of 06°56'36", a distance of 174.62 feet; thence North 63°22'52" West 483.56 feet; thence northwesterly along a 1,105.38 foot radius non-tangent curve to the right, (center point lies North 36°14'26" East) through a central angle of 17°19'16", a distance of 334.17 feet; thence westerly along a 460.16 foot radius non-tangent curve to the left, (center point lies South 55°30'58" West) through a central angle of 75°31'30", a distance of 606.56 feet; thence westerly along a 957.71 foot radius non-tangent curve to the right, (center point lies North 13°37'36" West) through a central angle of 19°53'35", to a point on said Center Section Line a distance of 332.52 feet; thence North 00°03'01" East along said Center Section Line 135.86 feet, to the point of beginning.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian