

Special Warranty Deed Page 1 of 5
Gary Christensen Washington County Recorder
12/22/2022 01:29:32 PM Fee \$42.00 By FIDELITY
NATIONAL TITLE AGENCY OF UTAH, LLC - 8899
S 700 E STE 100 UT 84070

When recorded return to:
Mail Tax Notice to:
Grand Canyon Title Agency,
A division of FNTA
22036 S Ellsworth Road
Queen Creek, AZ 85142

WARRANTY DEED

Miquel Perez along with his wife, Sharon Perez, Grantors,

City of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Guadalajara Grill Inc., a Utah corporation, Grantee(s)

For the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land
in Washington County, State of Utah:

LEGAL

SEE ATTCHED LEGAL

The following is shown for information purposes only:

Tax ID / Parcel No. TAX SERIAL NO.

SG-5-3-6-4421-ERD

LV-42-A-3

LV-42-A-2-C

LV-42-A-2-2

LV-42-E

LV-42-A-2-1

LC-168-B

More Commonly Known as:

1688 South Convention Center Drive, Saint George, UT 84790

520 S State Street, La Verkin, UT 84745

Subject to property taxes for the year 2021 and subsequent years; covenants, conditions, restrictions
and easements apparent or of record; all applicable zoning laws and ordinances.

Warranty Deed
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WITNESS the hand of said grantor, this 19 day of December, 2021.

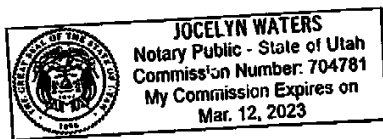

Miguel Perez


Sharon Perez

STATE OF Utah)
COUNTY OF Washington : ss

On the 19th day of November, 2022, personally appeared before me **Miguel and Sharon Perez** the signers of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public



SCHEDULE A

The Land referred to herein below is situated in the County of Washington, State of Utah, to wit

For APN/Parcel ID(s): SG-5-3-6-4421-ERD

Parcel 1:

Address: 1688 South Convention Center Drive, Saint George, UT 84790

Beginning at the Northwest Corner of Section 6, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence running thence North 89°28'23" East 959.15 feet along the Section line and South 00°31'37" East 591.18 feet to the true point of beginning said true point of beginning being on the West right of way line of Convention Center Drive, a 66.00 foot right of way; thence along said right of way line South 21°11'37" West 129.86 feet to a point of curvature with a 1333.00 foot radius curve to the left; thence 41.89 feet along the arc of said curve through a central angle of 1°48'02"; thence leaving said right of way North 78°52'05" West 229.42 feet to the East non access line of Interstate 15; thence North 11°07'54" East 166.06 feet to a right of way monument; thence North 18°53'31" East 48.36 feet; thence South 68°48'23" East 256.19 feet to the point of Beginning.

For APN/Parcel ID(s): LV-42-A-3, LV-42-A-2-C, LV-42-A-2-2, LV-42-E, LV-42-A-2-1 and LV-168-B

Parcels 2-7 Plat Map

Parcel 2:

Address: 520 S. State St. La Verkin, UT 84745

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 0°23'03" East along the 1/16 line, 744.69 feet to a point on the LaVerkin City Limits and the thread of the river; thence North 67°52'36" West along said LaVerkin City Limits and the thread of the river 668.49 feet; thence continuing along said LaVerkin City Limits and the thread of the river, North 41°51'15" West, 467.98 feet; thence continuing along said LaVerkin City Limits and the thread of the river, North 24°10'09" East, 163.02 feet to a point on the North line of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of said Section 26; thence South 89°42'28" East along said North line 859.80 feet to the point of Beginning.

Parcel 3:

Address: 520 S. State St. La Verkin, UT 84745

Beginning at a point North 89°57'10" West along the Quarter Section Line, 1081.74 feet from the East Quarter Corner of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 65°40'16" East 130.15 feet; thence South 21°08'44" West 102.14 feet; thence North 77°41'48" West 185.000 feet; thence North 12°04'44" East 112.00 feet to a point on the Quarter Section Line; thence South 89°57'10" East, along the Quarter Section Line, 75.56 feet to the point of Beginning.

Said parcel was previously described on various recorded documents as:

Beginning at the Northeast corner of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence South 2652.4 feet, West 734.3 feet parallel to the North line of said Section 26, to State Highway Engineer's Station 518+53; thence continuing West approximately 70.0 feet, to a point 10.0 feet West of the West line of said State Highway; thence South 21°04' West paralleling said State Highway 60.0 feet, to the true point of beginning, and from said true point of beginning, running thence South 21°04' West parallel with said State Highway 100.0 feet; thence approximately North 77°30' West 185.0 feet; thence approximately North 12° East 112.0 feet, more or less, to the North line of the NE 1/4 SE 1/4 of said Section 26; thence East on the North line of said NE 1/4 SE 1/4, a distance of 68.0 feet; thence approximately South 65°45' East 138.0 feet, more or less, to the true point of beginning, being a part of the NE1/4 SE1/4 of said Section 26.

SCHEDULE A
(continued)

Parcel 4:
Address: 520 S. State St. La Verkin, UT 84745

Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 26, township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 89°57'10" East along the Quarter Section line a distance of 165.87 feet, more or less, to the Northwest Corner of the Angus Potter Property as identified in Book 457, at Page 23, of Official Records; thence approximately South 12° West 111.81 feet, more or less, to a corner of the above Potter Property; thence South 77°30' East, 195.11 feet, more or less, along the South line of Potter Property, and an extension thereof, to the West right of way line of Highway U-9; thence South 21°08'45" West, 70.37 feet, more or less, along said right of way line, to the Northwest Corner of the Home company Property, as identified in Book 940, at Page 587 of Official Records; thence North 89°57'10" West, 305.34 feet, more or less, to the 1/16 Section line; thence North 00°37'49" West, 217.12 feet, more or less, to the point of Beginning.

Parcel 5:
Address: 520 S. State St. La Verkin, UT 84745

Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 0°37'49" East along the 1/16 line 217.12 feet to the true point of beginning; thence South 0°37'49" East, 373.10 feet to a point on top of a shear ledge; thence South 81°11'16" East, along said ledge 151.06 feet to the West right of way line of Highway U-9; thence North 21°08'45" East along said right of way line 424.33 feet; thence North 89°57'10" West, 305.34 feet to the true point of Beginning.

Parcel 6:
Address: 520 S. State St. La Verkin, UT 84745

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 41 South, Range 13 West, thence South along 1/16 line 1254 feet, more or less to the Westerly right of way line of Highway U-17; thence North along highway right of way to the North line of the Southeast Quarter; thence West to the point of Beginning.

Less and excepting therefrom: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 26 thence South 0°37'49" East long 1/16 Section line 217.12 feet to the point of beginning; thence South 0°37'49" East 373.1 feet to top of sheer ledge; thence South 81°11'16" East along ledge 151.06 feet to the West right of way line of Highway U-9; thence North 21°08'45" East along said right of way line 424.33 feet; thence North 89°57'10" West 305.34 feet to the point of Beginning.

Also Less and excepting therefrom: Beginning North 89°57'10" West 942.215 feet along County Section Line and South 21°08'45" West 60 feet along a line parallel to and 10 feet from the West right of way line of Highway U-9 from the East Quarter corner of Section 26; thence South 21°08'45" West 100 feet; thence North 77°30' West 185 feet; thence North 12° East 111.805 feet to the County Section line; thence South 89°57'10" East 68 feet along the County Section line; thence South 65°54'44" East 137.41 feet to the point of Beginning.

Also Less and excepting therefrom: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 26 thence South 89°57'10" East along the Quarter Section line 165.87 feet more or less to the Northwest corner of Potter Property; thence South 12° West 111.81 feet more or less to the corner of the Potter Property; thence South 77°30' East 165.11 feet more or less along the South line of Potter Property and extension to the West right of way line of Highway U-9; thence South 21°08'45" West 70.37 feet more or less along right of way line to the Northeast corner of Home Co Property; thence North 89°57'10" West 305.34 feet more or less to 1/16 section line; thence North 0°37'49" West 217.12 feet more or less to point of Beginning.

Also Less and excepting therefrom: Southerly portion of property in Hurricane City.

