

Corrected Warranty Page 1 of 5  
Gary Christensen Washington County Recorder  
02/07/2023 11:07:01 AM Fee \$42.00 By FIDELITY  
NATIONAL TITLE AGENCY OF UTAH, LLC - 8899  
S 700 E STE 100 UT 84070

Mail tax notice and  
WHEN RECORDED MAIL TO:  
**Guadalajara Grill**  
1688 S Convention Center Drive  
ST George UT 84790

**CORRECTED  
SPECIAL  
WARRANTY DEED**

**\*\*\*see note below\*\*\***

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Miguel Perez and Sharon Perez

Grantor,  
City of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to  
**Guadalajara Grill Inc., A Utah Corporation** Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in  
Washington County, State of UTAH, to-wit

**"See Attached Exhibit "A"**


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, Utah 84790  
5230 South State Street, La Verkin, Utah 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.

\*\*\*\*\*Note This Deed is being Recorded to Correct that Certain Special Warranty Deed Recorded 12/22/22  
entry No. 20220054013- wherein Miguel name was spelled incorrect and to add Miguel Perez Last Name  
to the Notary Acknowledgement\*\*\*\*\*

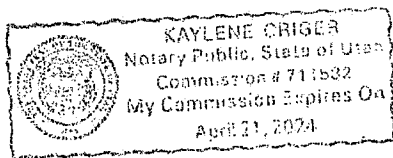
WITNESS the hand of said grantor, this 1<sup>st</sup> day of February, 2023.


  
Miguel Perez

  
Sharon Perez

STATE OF UTAH                     )  
                                              :SS  
COUNTY OF Washington       )

On the 1<sup>st</sup> day of February, <sup>2023</sup>~~2020~~, personally appeared before  
me Miguel Perez and Sharon Perez who being duly sworn, did say, that he/she, is 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 686.49 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°42'26" 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 NE 1/4 SE 1/4 of said Section 26.

Page 4 of 5 Washington County

**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, 185.11 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 shear 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 185.11 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.

**SCHEDULE A**  
(continued)

**Parcel 7:**

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

A parcel of land located in the Northeast quarter of Section 26, Township 41 South, Range 13 West, Salt Lake Base & Meridian, Washington County, LaVerkin, Utah: Beginning at the Center East Sixteenth Corner of Section 16, Township 41 South, Range 13 West, Salt Lake Base & Meridian, said point being North 89°57'10" West, a distance of 1323.18 feet along the Center Section line from the East Quarter Corner of said Section 26, (said Sixteenth Corner and Quarter Corner being verified as shown on Record of Survey #4960-08 in the office of the Washington County Recorder) and running thence North 89°57'10" West along the Center Section line a distance of 532.27 feet to a rebar marked with a red cap at the edge of a basalt cliff; thence along the basalt cliff the following 7 courses, more or less: North 22°23'21" East, a distance of 77.48 feet; thence South 80°56'46" East, a distance of 43.53 feet; thence North 58°43'11" East, a distance of 50.44 feet; thence North 76°41'30" East, a distance of 305.61 feet; thence South 74°24'16" East a distance of 116.63 feet; thence South 16°43'20" East a distance of 28.46 feet to the East Sixteenth line of said Section 26; thence along said Sixteenth line South 0°37'49" East a distance of 106.83 feet to the Point of Beginning.

Affidavit Page 1 of 3

Gary Christensen Washington County Recorder  
02/21/2023 04:15:14 PM Fee \$40.00 By FIDELITY  
NATIONAL TITLE AGENCY OF UTAH, LLC - 8899  
S 700 E STE 100 UT 84070

**SCRIVENER'S AFFIDAVIT**

Prepared By:  
Fidelity Title of Utah  
8899 South 700 East Suite 100  
Sandy, Utah 84070

**Property Identification Number:**

LV-168-B

**Document Number to Correct:**

2023003242

**Attach complete legal description.**

I, Blake Gillis, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is closing title company

Fidelity Title of Utah and do hereby swear and affirm that Document Number: **2023003242** included the following mistake as to parcel 7:

**We inadvertently typed the North 56 DEG (as to parcel 7 on referenced document)**

which is hereby corrected as follows:

(Affects Parcel 7)

**Should BE 53 DEG**

(Affects Parcel 7)

**(See Legal Description Attached as Exhibit "A" correcting Parcel 7)**

Finally, I Blake Gillis, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

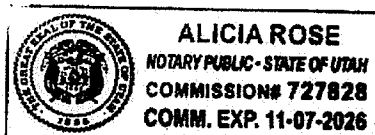
  
\_\_\_\_\_  
Affiant's Blake Gillis

2-21-2023  
\_\_\_\_\_  
Date Affidavit Executed

**NOTARY SECTION:**

STATE OF UTAH                    )  
COUNTY OF Salt Lake        )       :SS

*21st AM*      *2023 AM*  
On the 23<sup>rd</sup> day of February 2022, personally appeared before me **Blake Gillis** the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

Legal Description

Exhibit "A"

S: 26 T: 41S R: 13W BEGINNING AT THE CENTER EAST SIXTEENTH CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING NORTH 89°57'10" WEST, A DISTANCE OF 1323.18 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 26, (SAID SIXTEENTH CORNER AND QUARTER CORNER BEING VERIFIED AS SHOWN ON RECORD OF SURVEY #4960-08 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) AND RUNNING THENCE: NORTH 89°57'10" WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 532.27 FEET TO A REBAR MARKED WITH A RED CAP AT THE EDGE OF A BASALT CLIFF; THENCE ALONG THE BASALT CLIFF THE FOLLOWING 7 COURSES, MORE OR LESS: NORTH 22°23'21" EAST, A DISTANCE OF 77.49 FEET; THENCE, SOUTH 80°56'46" EAST, A DISTANCE OF 43.53 FEET; THENCE, NORTH 33°43'11" EAST, A DISTANCE OF 50.44 FEET; THENCE, NORTH 76°41'30" EAST, A DISTANCE OF 305.61 FEET; THENCE SOUTH 74°24'16" EAST A DISTANCE OF 116.63 FEET; THENCE SOUTH 16°43'20" EAST A DISTANCE OF 28.46 FEET TO THE EAST SIXTEENTH LINE OF SAID SECTION 26; THENCE ALONG SAID SIXTEENTH LINE SOUTH 0°37'49" EAST A DISTANCE OF 106.83 FEET TO THE POB.