

WHEN RECORDED MAIL DEED AND  
TAX NOTICE TO:

40 Darren Coughlin  
809 E. Commerce Drive  
St. George, Utah 84790

Accommodation only

Tax I.D. No. 66-5-3-9-3207

66-5-3-9-3203

DOC # 20100040600

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
12/02/2010 01:18:44 PM Fee \$ 12.00  
By BLACK DIAMONDS DEV



Space Above This Line for Recorder's Use

WARRANTY DEED

Bryce Christensen and Black Diamond Holdings, LLC, a Utah limited liability company, grantor(s) of St. George/Washington, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

Fort Pierce Properties, LLC, a Utah limited liability company, 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:

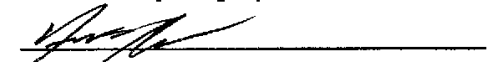
SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 1 of March, A. D. 2010.

  
BRYCE CHRISTENSEN

BLACK DIAMOND HOLDINGS, LLC, a Utah  
limited liability company


  
Austin Anderson, Manager

  
Darren Coughlin, Manager

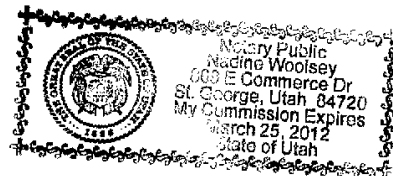
NOTARY

STATE OF UTAH )  
County of Washington ) ss

On the 1 day of March, A. D. 2010, personally appeared before me, Bryce Christensen, the signer(s) of the within instrument, who duly acknowledge to me that he executed the same.

  
, Notary Public

see attached for additional Notary acknowledgment



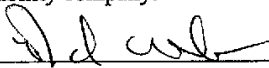
SOUTHERN UTAH TITLE COMPANY  
ACCOMMODATION RECORDING ONLY  
NOT EXAMINED

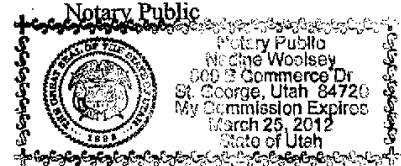
Notary and Legal description Attachment to that certain Warranty Deed executed by Bryce Christensen and Black Diamond Holdings, LLC, a Utah limited liability company, grantor(s), to Fort Pierce Properties, LLC, a Utah limited liability company, grantee(s).

**NOTARY**

State of Utah )  
 )  
 ) ss  
County of Washington )

On the 1 day of March, A.D. 2010, personally appeared before me, Austin Anderson and Darren Coughlin, who being by me duly sworn, says that they are Managers of Black Diamond Holdings, LLC, 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.





**EXHIBIT "A"- Legal Description**

**PARCEL A:**

BEGINNING AT A POINT S88°47'40"E, 2388.93 FEET ALONG THE SECTION LINE AND N0°15'03"E, 266.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, T43S, R15W, SLB&M, RUNNING THENCE N88°33'56"W, 545.36 FEET TO A POINT ON THE EAST BOUNDARY OF FORT PIERCE WASH; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING TWO (2) COURSES: N16°48'24"E, 121.39 FEET TO THE POINT OF CURVE OF A 1653.90 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N73°11'36"W; THENCE NORTHERLY 957.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°10'26" TO A POINT ON THE 1/16 LINE; THENCE S89°02'39"E, 142.40 FEET ALONG THE 1/16 LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC STREET DEDICATED BY RECORDATION OF THE KNOLLS AT LITTLE VALLEY PHASE 2 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON THE BOUNDARY OF SAID SUBDIVISION; THENCE S89°02'39"E, 14.00 FEET ALONG SAID BOUNDARY; THENCE S43°58'51"E, 89.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PROPOSED 90.00 FOOT WIDE ROADWAY REFERRED TO IN DOCUMENT NO. 20090045442 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: S43°58'51"E, 11.33 FEET TO THE POINT OF CURVATURE OF A 1020.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS S46°01'09"W; THENCE SOUTHEASTERLY 633.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'19"; THENCE S3°58'34"E, 40.56 FEET TO THE POINT OF CURVATURE OF A 1030.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS S83°04'27"W, SAID POINT BEING ON THE WEST LINE OF 1870 EAST STREET REFERRED TO IN DOCUMENT NO. 20060012312 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE SOUTHEASTERLY 145.90 FEET ALONG THE ARC OF SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 8°06'57"E; THENCE S1°11'23"W, 253.66 FEET TO THE POINT OF BEGINNING. CONTAINING 9.624 ACRES.

Initials AF DC

2

**WHEN RECORDED MAIL DEED AND TAX  
NOTICE TO:**

Fort Pierce Properties, LLC  
c/o Darren Coughlin  
809 E. Commerce  
St. George, Utah 84790  
Order No. Accommodation only  
Tax I.D. No. SG-5-3-9-3207 and  
part of SG-5-3-16-4141

**DOC # 20110008613**

Quit Claim Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
03/21/2011 02:53:53 PM Fee \$ 12.00  
By COUGHLIN DARREN



Space Above This Line for Recorder's Use

**QUIT CLAIM DEED**

**Black Diamond Holdings, LLC, a Utah limited liability company and Bryce Christensen,**  
grantor(s) of St. George, County of Washington, State of Utah, hereby

**QUIT CLAIM to**

**Fort Pierce Properties, LLC, a Utah limited liability company,** Grantee(s) of St. George/Washington,  
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:

**SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION**

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO  
easements, rights of way, restrictions, and reservations of record and those enforceable in law and  
equity.

WITNESS the hand(s) of said grantor(s), this 18 of March, A. D. 2011.

BLACK DIAMOND HOLDINGS, LLC, a Utah limited  
liability company

**BRYCE CHRISTENSEN**

Austin Anderson, Manager

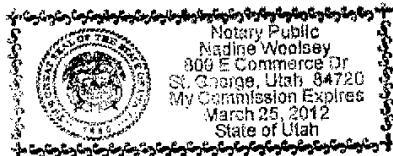
Darren Coughlin, Manager

**NOTARY**

STATE OF UTAH )  
 ) ss  
County of Washington )

On the 18 day of March, A. D. 2011, personally appeared before me,  
Bryce Christensen, the signer(s) of the within instrument, who duly acknowledge to me that he  
executed the same.

, Notary Public



My Commission Expires: 3-25-12  
Notary Public residing at: St George, UT

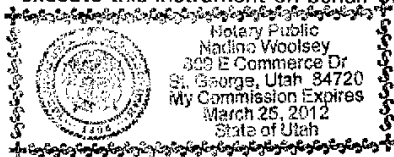
Attachment to that certain Warranty Deed executed by **Black Diamond Holdings, LLC, a Utah limited liability company and Bryce Christensen** grantor(s), to **Fort Pierce Properties, LLC, a Utah limited liability company** grantee(s).

Order No. Accommodation only  
Tax I.D. No. SG-5-3-9-3207 and part of SG-5-3-16-4141

NOTARY

STATE OF UTAH                     )  
  :SS  
County of Washington         )

On the 18 day of March, A.D. 20 11, personally appeared before me, Austin Anderson and Darren Coughlin, who being by me duly sworn, says that they are Managers of Black Diamond 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 they are authorized to execute this instrument on behalf of the limited liability company.



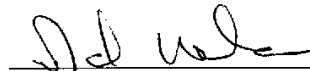
  
Notary Public

EXHIBIT "A" - Legal Description

PARCEL E:

BEGINNING AT A POINT S88°47'40"E, 1770.58 FEET ALONG THE SECTION LINE AND NORTH, 1329.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, T43S, R15W, SLB&M, SAID POINT BEING ON THE 1/16TH LINE, SAID POINT ALSO BEING ON A 636.27 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S68°31'19"W, RUNNING THENCE NORTHWESTERLY 53.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°49'24"; THENCE S88°47'40"E, 228.65 FEET TO A POINT ON THE WESTERLY LINE OF HORSEMAN PARK DRIVE, AN 80.00 FOOT PUBLIC ROADWAY AS SHOWN ON "THE KNOLLS AT LITTLE VALLEY, PHASE 2" SUBDIVISION PLAT, RECORDED AS DOCUMENT NO. 820122 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S44°58'51"E, 68.43 FEET ALONG SAID WESTERLY LINE OF HORSEMAN PARK DRIVE TO A POINT ON THE 1/16TH LINE; THENCE N89°02'39"W, 255.32 FEET ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING.

CONTAINING 0.266 ACRE.

Initials A / CS