

00814979 B: 1667 P: 1275

B: 1667 P: 1275 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2
02/16/2024 04:13:16 PM By: CEDAR LAND TITLE, INC.

WHEN RECORDED RETURN TO:
Southern Utah Solar Property III, LLC
1293 N. Ridgeway Drive
Cedar City UT 84721

WARRANTY DEED

Southern Utah Solar Property III, LLC, **GRANTOR(S)**,

hereby **CONVEY(S) AND WARRANT(S)** to

Southern Utah Solar Property III, LLC a Utah Limited Liability Company as to an undivided 51% interest, Land Shark Holdings, LLC, a Utah Limited Liability Company as to an undivided 20.75% interest, TRWood Holdings, LLC, a Utah Limited Liability Company as to an undivided 7% interest, J LAB Properties, LLC, a Utah Limited Liability Company as to an undivided 7% interest and Adrenaline Entertainment, LLC, a Utah Limited Liability Company as to an undivided 14.25% interest, **GRANTEE(S)**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

See attached Legal Description Exhibit.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand(s) of said grantor(s), this 16 day of February, 2024.

Southern Utah Solar Property III, LLC

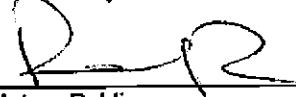
By: 

Russell Reber, Manager

STATE OF UTAH
COUNTY OF IRON

On this 16 of February, 2024, before me Randi Robinson, a notary public, personally appeared Russell Reber, Manager of Southern Utah Solar Property III, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal


Notary Public

File Number: 39484

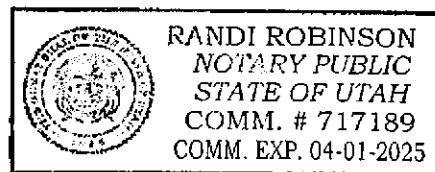


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 39484

Parcel 1

Beginning at the East quarter corner of Section 25, Township 34 South, Range 12 West, Salt Lake Base and Meridian; running thence North 89°41'16" West along the quarter section line 62.04 feet to a point on the East right-of-way line of Lund Highway; running thence North 31°34'56" West along said East line 1552.00 feet; thence departing said East line running North 89°30'53" East 875.85 feet to the East line of said Section 25; thence leaving said East line entering into Section 30, Township 34 South, Range 11 West, running North 89°30'53" East 1341.56 feet; running thence South 00°19'33" West 1328.98 feet to a point on the East-West quarter section line of said Section 30; running thence South 89°28'20" West along said quarter section line 1334.97 feet to the point of beginning.

Parcel No. D-0433-0005-0000 Account No. 0494013

Parcel 2

Beginning at the West quarter corner of Section 25, Township 34 South, Range 12 West, Salt Lake Base and Meridian; running thence North 00°00'11" East along the West section line, said Section 25, 1998.17 feet and thence departing said West section line running South 89°49'43" East 1650.00 feet; thence North 00°00'11" East 660.00 feet to a point on the North line of said Section 25; running thence South 89°49'43" East along said North line 1005.23 feet to the North quarter corner; thence continuing along said North line running South 89°35'00" East 829.32 feet to the West right-of-way line of Lund Highway; thence South 31°34'56" East along said West line of highway 1151.18 feet; said point being on said West line and the North line of an existing powerline easement; running thence South 83°01'06" West along said North line 187.40 feet; running thence South 89°59'31" West along said North line 2348.62 feet; running thence South 55°55'11" West 1814.54 feet; thence South 00°00'11" West 482.96 feet to a point on the South line of said powerline easement; running thence North 55°55'11" East along said South line 2141.06 feet; thence continuing along said line running North 90°00'00" East 697.87 feet; thence departing said South line running South 02°54'10" East 492.49 feet; thence South 85°11'59" East 554.74 feet; thence North 16°37'03" East 527.91 feet to a point on the centerline of an existing access road; running thence North 90°00'00" East along said centerline 1056.20 feet to a point on the West line of said Lund Highway; running thence South 31°34'56" East along said West line of highway 1568.23 feet, said point being on the East-West quarter section line of said Section 25; running thence North 89°41'16" West along said quarter section line 5127.52 feet to the point of beginning.

Parcel No. E-0064-0014-0000 Account No. 0498497

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02/16/2024 04:13:16 PM By: CEDAR LAND TITLE, INC.

WHEN RECORDED RETURN TO:
Southern Utah Solar Property III, LLC
1293 N. Ridgeway Drive
Cedar City UT 84721

WARRANTY DEED

Three Peaks Oasis, LLC, **GRANTOR(S)**,

hereby CONVEY(S) AND WARRANT(S) to

Southern Utah Solar Property III, LLC a Utah Limited Liability Company as to an undivided 51% interest, Land Shark Holdings, LLC, a Utah Limited Liability Company as to an undivided 20.75% interest, TRWood Holdings, LLC, a Utah Limited Liability Company as to an undivided 7% interest, J LAB Properties, LLC, a Utah Limited Liability Company as to an undivided 7% interest and Adrenaline Entertainment, LLC, a Utah Limited Liability Company as to an undivided 14.25% interest, **GRANTEE(S)**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

See attached Legal Description Exhibit.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand(s) of said grantor(s), this 16 day of February, 2024.

Three Peaks Oasis, LLC

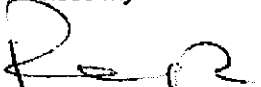
By: 

Russell Reber, Manager

STATE OF UTAH
COUNTY OF IRON

On this 16 of February, 2024, before me Randi Robinson a notary public, personally appeared Russell Reber, Manager of Three Peaks Oasis, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal


Notary Public

File Number: 39484

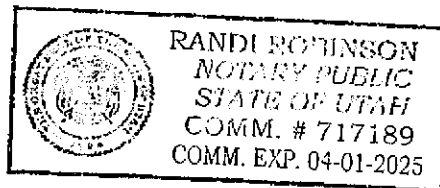


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 39484

BEGINNING AT A THE WEST QUARTER CORNER OF SECTION 25, T34S-R12W, S.L.B.&M.,
RUNNING THENCE N00°00'11"E ALONG THE WEST SECTION LINE, SAID SECTION 25, 106.84
FEET THENCE DEPARTING SAID WEST SECTION LINE RUNNING N55°55'11"E 60.37 FEET TO THE
TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF AN EXISTING
POWERLINE EASEMENT; RUNNING THENCE N55°55'11"E ALONG SAID SOUTH LINE 2141.06
FEET; THENCE CONTINUING ALONG SAID LINE RUNNING N90°00'00"E 697.87 FEET; THENCE
DEPARTING SAID SOUTH LINE RUNNING S02°54'10"E 492.49 FEET; THENCE S85°11'59"E 554.74
FEET, THENCE N16°37'03"E 527.91 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING
ACCESS ROAD; RUNNING THENCE N90°00'00"E ALONG SAID CENTERLINE 1056.20 FEET TO A
POINT ON THE WEST LINE OF LUND HIGHWAY; RUNNING THENCE N31°34'S6"W ALONG SAID
WEST LINE 417.32 FEET TO A POINT ON THE NORTH LINE OF SAID POWERLINE EASEMENT;
THENCE DEPARTING SAID WEST LINE HIGHWAY RUNNING S83°01'06"W ALONG SAID NORTH
LINE 187.40 FEET; RUNNING THENCE S89°59'31"W ALONG SAID NORTH LINE 2348.62 FEET;
RUNNING THENCE S55°55'11"W 1814.54 FEET; THENCE S00°00'11"W 482.96 FEET TO THE POINT
OF BEGINNING AND CONTAINING 43.93 ACRES.

SUBJECT TO THAT PORTION LYING WITHIN EXISTING POWERLINE EASEMENTS.

Parcel No. E-0064-0013-0000 Account No. 0498496