

DOC # 20140037674

Quit Claim Deed Page 1 of 3
Russell Shirts Washington County Recorder
12/11/2014 03:19:52 PM Fee \$ 15.00
By DIXIE TITLE CO



Recorded at Request of --Victoria Ballard

At _____ M.Fee Paid \$ _____

By _____ Dep. Book _____ Page _____ Ref. _____

Mail tax notice to --Victoria Ballard--Address --2514 Spilsbury Court, Hurricane, Utah 84737

QUIT-CLAIM DEED

SPILSBURY LAND & LIVESTOCK, Hurricane, Washington County, State of
Utah, hereby

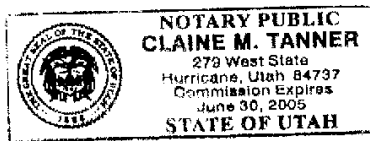
QUIT-CLAIM to:

*Christopher Spilsbury, Nathan LeGrande Spilsbury,
McKagla Spilsbury, Dillen LeGrande Spilsbury,
Cole Carpenter - Tenants in common*
for the sum of (\$10.00) ten dollars and other consideration,
the following described tract of land in WASHINGTON County, State of UTAH.

PARCEL # 1 (SEE ATTACHED ADDENDUM LEGAL DESCRIPTION)

KOLOB MOUNTAIN

1021 -A-2-HV



LeGrande Spilsbury
LeGrande Spilsbury, Gen. Partner
Bette Lu Spilsbury
Bette Lu Spilsbury, Gen. Partner

Witness the hand of said grantor, this 27th day of Sept,
A.D., Two Thousand Two

Signed in the presence of Claine M. Tanner Notary

STATE OF UTAH

COUNTY OF Washington

On the 27th day of Sept, A.D.

Two Thousand Two, LeGrande and Bette Spilsbury personally appeared before me the signer
of the foregoing instrument, who duly acknowledge to me that he executed the same.

My commission expires 6-30-05 Address: Hurricane UT. Notary
Public.

A 25 foot Access Easement

The centerline description with 12.50 feet on both
sides more particularly described as follows:

Beginning at a point being North $00^{\circ}04'20''$ East 821.60 feet along
the section line and North $89^{\circ}55'40''$ West 1,198.11 feet from the
Southeast Corner of Section 26, Township 38 South, Range 11 West,
Salt Lake Base & Meridian, and running;

thence North $35^{\circ}14'52''$ West 81.31 feet;
thence North $05^{\circ}13'05''$ West 177.17 feet;
thence North $34^{\circ}50'18''$ East 155.22 feet;
thence North $78^{\circ}29'23''$ East 287.22 feet;
thence North $41^{\circ}16'32''$ East 211.52 feet;
thence North $89^{\circ}05'29''$ East 37.65 feet;
thence South $55^{\circ}46'29''$ East 67.93 feet;
thence South $21^{\circ}24'37''$ East 62.20 feet;
thence South $10^{\circ}09'31''$ East 74.83 feet;
thence South $34^{\circ}00'01''$ East 66.25 feet;
thence South $52^{\circ}51'36''$ East 46.48 feet;
thence South $83^{\circ}25'26''$ East 31.28 feet;
thence North $43^{\circ}51'23''$ East 41.40 feet;
thence North $80^{\circ}55'40''$ East 44.65 feet;
thence North $01^{\circ}01'46''$ West 290.83 feet;
thence North $34^{\circ}14'17''$ West 157.14 feet;
thence North $21^{\circ}24'51''$ West 65.85 feet;
thence North $00^{\circ}54'04''$ East 522.58 feet;
thence North $20^{\circ}08'51''$ West 499.39 feet;
thence North $35^{\circ}56'33''$ West 195.16 feet;
thence North $05^{\circ}36'41''$ East 260.87 feet to the POINT OF

ENDING.

8.41
DOC # 20150000264

Quit Claim Deed Page 1 of 3
Russell Shirts Washington County Recorder
01/05/2015 03:13:16 PM Fee \$ 15.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Christopher Spilsbury
2514 Spilsbury Court
Hurricane, Utah 84737

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 6-09-6L/ACCOM.
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: PORTION OF: 1021-A-2-HV

QUIT CLAIM DEED

Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership

GRANTOR(S)

OF Hurricane, COUNTY OF Washington, STATE OF Utah,
HEREBY GRANT, CONVEY AND FOREVER QUIT CLAIM TO

Christopher Spilsbury, Nathan LeGrade Spilsbury, McKayla Spilsbury, Dillon LeGrande Spilsbury, Cole Carpenter all as Tenants in Common

GRANTEE(S)

OF HURRICANE, CITY, Washington COUNTY, 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

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 31 DAY OF DECEMBER, 2014.

SIGNED IN THE PRESENCE OF

**Spilsbury Land and Livestock and more
correctly known as Spilsbury Land and
Livestock, a Utah Limited Partnership**

Edward A. Spilsbury
Edward A. Spilsbury, Partner

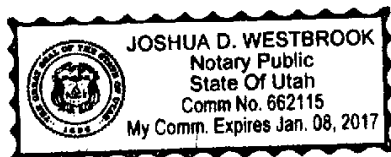
Victoria S. Ballard
Victoria S. Ballard, Partner

STATE OF UTAH)

:SS

COUNTY OF Washington)

ON THE 31 DAY OF DECEMBER, 2014, PERSONALLY APPEARED BEFORE ME EDWARD A. SPILSBURY AND VICTORIA S. BALLARD, PARTNERS OF **Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership**, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



[Signature]
NOTARY PUBLIC

Page 2 of 3 Washington County

Parcel # 1

Beginning at a the Northeast Corner of Section 26, Township 38 South, Range 11 West, Salt Lake Base & Meridian, said point being North 00°04'20" East 5302.33 feet along the section line from the Southeast Corner of Section 26, Township 38 South, Range 11 West, Salt Lake Base & Meridian, and running;

thence South 00°04'20" West 601.52 feet along said section
thence South 55°58'31" West 2,150.01 feet;
thence North 25°04'17" West 395.13 feet;
thence South 58°20'45" West 427.13 feet;
thence North 32°34'03" West 495.20 feet;
thence Northwesterly 374.48 feet along an arc of a 475.00 foot radius curve to the left (center bears South 57°25'57" West long chord bears North 55°09'10" West 364.85 feet with a central angle of 45°10'13");

thence North 77°44'17" West 135.68 feet;
thence Northwesterly 133.42 feet along an arc of a 310.00 foot radius curve to the right (center bears North 12°15'43" East long chord bears North 65°24'29" West 132.40 feet with a central angle of 24°39'37");

thence South 86°09'40" East 164.35 feet;
thence North 05°20'40" West 503.90 feet;
thence North 08°09'40" West 235.40 feet;
thence North 11°55'40" West 246.60 feet;
thence South 89°55'40" East 3,100.00 feet to the Point of Beginning.

Containing 3,863,276 square feet or 88.689 acres.

Page 3 of 3 Washington County

A 25 Foot Access Easement

The centerline description with 12.50 feet on both
sides more particularly described as follows:

Beginning at a point being North $00^{\circ}04'20''$ East 821.60 feet along
the section line and North $89^{\circ}55'40''$ West 1,198.11 feet from the
Southeast Corner of Section 26, Township 38 South, Range 11 West,
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ENDING.

DOC # 20170004048

Corrected QCD Page 1 of 3
Russell Shirts Washington County Recorder
01/30/2017 01:42:53 PM Fee \$ 14.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Christopher Spilsbury
c/o Ted Spilsbury
110 S. Bluff St
St. George, UT 84770

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 6-09-6L/ACCOM.
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: PORTION OF: 1021-A-2-HV

QUIT CLAIM DEED (CORRECTIVE)

Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership

GRANTOR(S)

OF Hurricane, COUNTY OF Washington, STATE OF Utah,
HEREBY GRANT, CONVEY AND FOREVER QUIT CLAIM TO

Christopher Spilsbury, Nathan LeGrande Spilsbury, McKayla Spilsbury, Dillon LeGrande Spilsbury, Cole Carpenter all as Tenants in Common

GRANTEE(S)

OF HURRICANE, CITY, Washington COUNTY, 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

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 14 ^{April, 2016} DAY OF JANUARY, 2015.

SIGNED IN THE PRESENCE OF

Spilsbury Land and Livestock and more
correctly known as Spilsbury Land and
Livestock, a Utah Limited Partnership

Edward A. Spilsbury
Edward A. Spilsbury, Partner

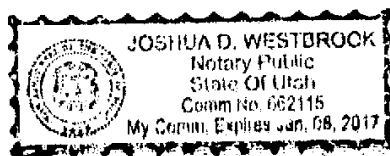
Victoria S. Ballard
Victoria S. Ballard, Partner

STATE OF UTAH)

:SS

COUNTY OF Washington)

ON THE 14 ^{April 14, 2016} DAY OF JANUARY, 2015, PERSONALLY APPEARED BEFORE ME EDWARD A. SPILSBURY AND VICTORIA S. BALLARD, PARTNERS OF Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



[Signature]
NOTARY PUBLIC

Parcel # 1

Beginning at a the Northeast Corner of Section 26, Township 38 South, Range 11 West, Salt Lake Base & Meridian, said point being North 00°04'20" East 5302.33 feet along the section line from the Southeast Corner of Section 26, Township 38 South, Range 11 West, Salt Lake Base & Meridian, and running;

thence South 00°04'20" West 601.52 feet along said section

thence South 55°58'31" West 2,150.01 feet;

thence North 25°04'17" West 395.13 feet;

thence South 58°20'45" West 427.13 feet;

thence North 32°34'03" West 495.20 feet;

thence Northwesterly 374.48 feet along an arc of a 475.00 foot radius curve to the left (center bears South 57°25'57" West long chord bears North 55°09'10" West 364.85 feet with a central angle of 45°10'13");

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Containing 3,863,276 square feet or 88.689 acres.

A 25 foot Access Easement
The centerline description with 12.50 feet on both
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thence North 21°24'51" West 65.85 feet;
thence North 00°54'04" East 522.58 feet;
thence North 20°08'51" West 499.39 feet;
thence North 35°56'33" West 195.16 feet;
thence North 05°36'41" East 260.87 feet to the POINT OF
ENDING.

DOC # 20180045310

Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
11/13/2018 12:05:53 PM Fee \$ 17.00
By CARPENTER COLE



WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

Cole Carpenter
2065 South 240 West
Washington, UT 84780

WARRANTY DEED

A.P.N.: 1021-A-2-HV

Nathan LeGrande Spilsbury, as his interest appears, Grantor, of Hurricane, Washington County, State of Utah,

CONVEYS AND WARRANTS all right, title, and interest which Grantor has to

Cole Carpenter, Grantee, of Washington, Washington County, State of Utah,

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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

NOTE: This deed is given to convey all the Grantor's 20% (or undivided 1/5th) ownership interest in the property to add to the Grantee Cole Carpenter's current 20% ownership (or undivided 1/5th) ownership interest, hereafter creating a total of 40% (or undivided 2/5th) ownership interest for Grantee Cole Carpenter.

Witness, the hand(s) of said Grantor(s), this 9th day of November 2018.

Nathan LeGrande Spilsbury

STATE OF UTAH)
County of Washington) ss.

On the 9th day of November, 2018, personally appeared before me, Nathan LeGrande Spilsbury, the signer of the within Warranty Deed, who duly acknowledged to me that he executed the same.



Notary Public

DOC # 20170004048

Corrected QCD Page 1 of 3
Russell Shirts Washington County Recorder
01/30/2017 01:42:53 PM Fee \$ 14.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:
Christopher Spilsbury
c/o Ted Spilsbury
110 S. Bluff St
St. George, UT 84770

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TAX ID NO: PORTION OF: 1021-A-2-HV

QUIT CLAIM DEED
(CORRECTIVE)

Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership

GRANTOR(S)

OF Hurricane, COUNTY OF Washington, STATE OF Utah,
HEREBY GRANT, CONVEY AND FOREVER QUIT CLAIM TO

Christopher Spilsbury, Nathan LeGrande Spilsbury, McKayla Spilsbury, Dillon LeGrande Spilsbury, Cole Carpenter all as Tenants in Common

GRANTEE(S)

OF HURRICANE, CITY, Washington COUNTY, 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

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 19 ^{April, 2016} DAY OF JANUARY, 2015.

SIGNED IN THE PRESENCE OF

Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership

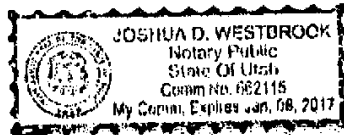
Edward A. Spilsbury
Edward A. Spilsbury, Partner

Victoria S. Ballard
Victoria S. Ballard, Partner

STATE OF UTAH)

:SS
COUNTY OF Washington)

ON THE 19 ^{April 2016} DAY OF JANUARY, 2015, PERSONALLY APPEARED BEFORE ME EDWARD A. SPILSBURY AND VICTORIA S. BALLARD, PARTNERS OF **Spilsbury Land and Livestock and more correctly known as Spilsbury Land and Livestock, a Utah Limited Partnership**, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



[Signature]
NOTARY PUBLIC

Parcel # 1

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thence South 55°58'31" West 2,150.01 feet;

thence North 25°04'17" West 395.13 feet;

thence South 58°20'45" West 427.13 feet;

thence North 32°34'03" West 445.20 feet;

thence Northwesterly 374.48 feet along an arc of a 475.00 foot radius curve to the left (center bears South 57°25'57" West long chord bears North 55°09'10" West 364.85 feet with a central angle of 45°10'13");

thence North 77°44'17" West 135.68 feet;

thence Northwesterly 133.42 feet along an arc of a 310.00 foot radius curve to the right (center bears North 12°15'43" East long chord bears North 65°24'29" West 132.40 feet with a central angle of 24°39'37");

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A 25 foot Access Easement
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thence North 00°54'04" East 522.58 feet;
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ENDING.

2

DOC # 20210004149

Quit Claim Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/20/2021 12:24:21 PM Fee \$ 40.00
By HEIDEMAN ERIC



WHEN RECORDED RETURN TO:

Eric Heideman

2532 E. Gentry Ct.

St. George, Utah 84790

QUIT-CLAIM DEED

Oaks Investment Properties, LLC, a Utah limited liability company, grantor(s), of Washington, County of Washington, State of Utah, hereby QUIT-CLAIM(S) to

Eric Heideman and Bonnie Heideman, Husband and Wife as Joint Tenants

, grantee(s) of 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 Exhibit "A" attached hereto for the legal description.

Tax Parcel No. 1021-A-2-HV

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 20th of January, A. D. 2021.

Oaks Investment Properties, LLC, a Utah limited liability company

by: 


Kent A. Heideman, Manager

NOTARY

STATE OF Utah)

County of Washington) ss

On the 20 day of January, 2021 A.D. 2021, personally appeared before me Kent A. Heideman, who being by me duly sworn, says that he is the Manager of Oaks Investment 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 they are authorized to execute this instrument on behalf of the limited liability company.


Notary Public

My Commission Expires: 10/23/2023

Notary Public residing at: St. George, UT

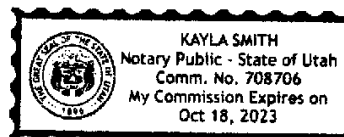


EXHIBIT "A" -- LEGAL DESCRIPTION

Parcel # 1

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