

Recording Requested by:
First American Title Insurance Agency, LLC
365 South Main
Cedar City, UT 84720
(435) 586-4476

AFTER RECORDING RETURN TO:
Emory Frink and Kathleen Frink
PO Box 1491
Newport Beach, CA 92659

00506602 BK00980 Pg00738-00740

PATSY CUTLER - IRON COUNTY RECORDER
2005 JUL 01 15:36 PM FEE \$16.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. 362-4468917 (cr)
A.P.N.: B-1196-33 Acct No 420585

Wiest Development, LLC, a Utah Limited Liability Company, Grantor, of Encinitas, San Diego County, State of CA, hereby CONVEY AND WARRANT to

Emory Frink and Kathleen Frink, husband and wife as joint tenants, Grantee, of Newport Beach, Orange County, State of CA, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Iron County, State of Utah:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2005 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 27, 2005.

Wiest Development, LLC, an Utah Limited Liability Company


By: Larry Joe Wiest, Member

EXHIBIT 'A'

BEGINNING S00°18'38"E, 1035.35 FEET ALONG THE SECTION LINE AND N90°00'00"W, 2679.92 FEET FROM THE E1/4 CORNER OF SECTION 35, T35S, R11W, SLM; THENCE S76°44'30"E, 84.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 206.22 FEET; THENCE S17°39'43"E, 189.85 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF CANYON COMMERCIAL AVENUE AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DISTANCE OF 195.82 FEET, LONG CHORD FOR SAID CURVE BEARS S54°45'08"W, 192.96 FEET; THENCE S37°45'11"W, 145.22 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N52°14'49"W, 202.76 FEET; THENCE N13°19'22"E, 181.58 FEET; THENCE S76°44'26"E, 19.17 FEET; THENCE N13°15'34"E, 271.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THAT PORTION THAT LIES ADJACENT TO CANYON COMMERCIAL AVENUE.

SUBJECT TO AND TOGETHER WITH A PRIVATE ROADWAY EASEMENT DESCRIBED AS FOLLOWS: BEGINNING S00°18'38"E, 1358.66 FEET ALONG THE SECTION LINE AND N90°00'00"W, 2356.20 FEET FROM THE E1/4 CORNER OF SECTION 35, T35S, R11W, SLM, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CANYON COMMERCIAL AVENUE AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 14°46'30" (RADIUS POINT BEARS S10°49'56"E); THENCE ALONG THE ARC OF SAID CURVE 85.10 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82°03'17" (RADIUS POINT BEARS N25°36'26"W); THENCE ALONG THE ARC OF SAID CURVE 28.64 FEET; THENCE N17°39'43"W, 173.19 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 59°04'47"; THENCE ALONG THE ARC OF SAID CURVE 180.45 FEET; THENCE N76°44'30"W, 114.06 FEET; THENCE N13°15'34"E, 50.00 FEET; THENCE S76°44'30"E, 114.06 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 59°04'47" (RADIUS POINT BEARS S13°15'30"W); THENCE ALONG THE ARC OF SAID CURVE 232.01 FEET; THENCE S17°39'43"E, 172.31 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 83°10'13" (RADIUS POINT BEARS N72°20'17"E); THENCE ALONG THE ARC OF SAID CURVE 29.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A PRIVATE ROADWAY EASEMENT BEGINNING SOUTH 0°18'38" EAST, 1004.13 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST, 2703.22 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 13°15'34" WEST, 50.00 FEET; THENCE NORTH 74°44'26" WEST, 266.52 FEET; THENCE NORTH 13°15'34" EAST, 50.00 FEET ALONG THE EASTERLY LINE OF MAIN STREET; THENCE SOUTH 76°44'26" EAST, 266.52 FEET TO THE POINT OF BEGINNING