

00734525 B: 1459 P: 1736

B: 1459 P: 1736 Fee \$40.00  
Carri R. Jeffries, Iron County Recorder - Page 1 of 3  
10/04/2019 01:54:18 PM BY: COTTONWOOD TITLE INSURANCE AGENCY INC.

**THIS DOCUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Northwest Sandstone LLC  
210 W. Mallard Dr., Suite A  
Boise, Idaho 83706  
Attn: Julie Marple


110692 -DTF  
B-1196 -0012-0000

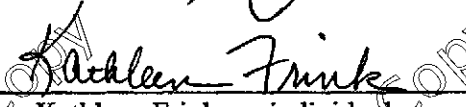
**ABOVE FOR RECORDER'S USE ONLY**

**WARRANTY DEED**

Emory Frink and Kathleen Frink, husband and wife as joint tenants (collectively, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Northwest Sandstone LLC, an Idaho limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY AND WARRANT unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Iron County, Utah and legally described in Exhibit A attached hereto (the "Legal Description"), together with all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto.

WITNESS THE EXECUTION HEREOF effective as of September 26, 2019.

x   
Emory Frink, an individual

x   
Kathleen Frink, an individual

**ACKNOWLEDGEMENT**

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California }  
County of ORANGE }

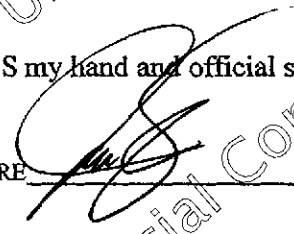
On September 24, 2019, before me, Jeff Stittsworth, Notary Public,  
personally appeared EMORY FRINK & KATHLEEN FRINK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE



PLACE NOTARY SEAL ABOVE



**EXHIBIT A**

**Legal Description**

The Land referred to herein below is situated in the County of Iron, State of Utah, and is described as follows:

Beginning South 00°18'38" East, 1035.35 feet along the section line and North 90°00'00" West, 2679.92 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian; thence South 76°44'30" East, 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 South 17°39'43" East, 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 South 54°45'08" West, 192.96 feet South; thence 37°45'11" West, 145.22 feet along said right of way line; thence North 52°14'49" West, 202.76 feet; thence North 13°19'22" East, 181.52 feet; thence South 76°44'26" East, 19.17 feet; thence North 13°15'34" East, 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.

ALSO SUBJECT TO AND TOGETHER WITH a private roadway easement described as follows:

Beginning South 00°18'38" East, 1358.66 feet along the section line and North 90°00'00" West, 2356.20 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian, 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 South 10°49'56" East); 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 North 25°36'26" West); thence along the arc of said curve 28.64 feet; thence North 17°39'43" West, 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 North 76°44'30" West, 114.60 feet; thence North 13°15'34" East, 50.00 feet; thence South 76°44'30" East, 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 South 13°15'30" West); thence along the arc of said curve 232.01 feet; thence South 17°39'43" East, 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 North 72°20'17" East); thence along the arc of said curve 29.03 feet to the beginning.

ALSO SUBJECT TO AND TOGETHER WITH a private roadway easement beginning South 00°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.