

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
11/27/2019 01:11:59 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
Hawkeye Pointe, LLC,
2923 Jacob Hamblin Drive
St. George, UT 84790



File No.: 120277-BHS

WARRANTY DEED

Blackhawk Construction & Concrete, LLC, a Utah Limited Liability Company

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to

Hawkeye Pointe, LLC, a Utah Limited Liability Company

GRANTEE(S) of St. George, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: W-5-3-2-444, W-5-3-2-443, W-5-3-2-442 and W-5-3-2-441 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 21 day of November, 2019.

Blackhawk Construction & Concrete, LLC,
a Utah limited liability company

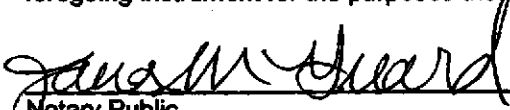
By: 
Robert M. Kendall, Member

By: 
Marcie C. Kendall, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 21 of November, 2019, personally appeared before me Robert M. Kendall and Marcie C. Kendall, who acknowledged themselves to be the Members of the Blackhawk Construction and Concrete, LLC, a limited liability company, and that they, as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

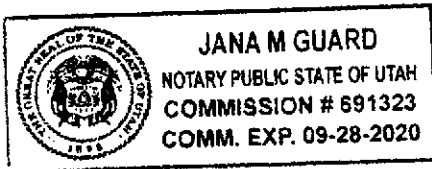


EXHIBIT A
Legal Description

PARCEL 1:

The West one-half of Lots 8 and 1, in Block 8 of the ROBERT C. LUND'S ENTRY in Sectional Lot 4 of the Northwest quarter of the Northwest quarter of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian.

PARCEL 2:

The East one-half of Lots 8 and 1, in Block 8, ROBERT C. LUND'S ENTRY in Sectional Lot 4 of the Northwest quarter of the Northwest quarter of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian.

PARCEL 3:

Lots 6 and 7, in Block 8, of the ROBERT C. LUND'S ENTRY in Sectional Lot 4 of the Northwest quarter of the Northwest quarter of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion conveyed to Washington City for additional right of way for 3650 South Street on Quit-Claim Deed, recorded May 11, 2015 as Doc. No. 20150015882, official Washington County records, more particularly described as follows:

That portion of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at the Northwest corner of said Section 2 and running thence South 89°17'55" East 663.99 feet along the North section line of said Section 2, said section line is also the centerline of 3650 South Street in Washington City, Utah; thence South 00°52'26" West 40.00 feet to the point of beginning, said point being on the line between Lots 5 and 6 in Block 8 of R. C. LUND'S ENTRY on file at the Washington County Recorder's office; thence South 89°17'55" East 605.84 feet; to a curve to the right having a radius of 25.00 feet, a central angle of 90°14'13" and a chord that bears South 44°10'49" East 35.43 feet; thence along said curve a distance of 39.37 feet to the East line of Lot 6 in Block 8 of R. C. LUND'S ENTRY; thence with said East line North 00°56'18" East 32.10 feet to the North line of Lot 6 in Block 8 of R. C. LUND'S ENTRY; thence with said North line North 89°17'55" West 630.95 feet to the West line of Lot 6 in Block 8 of R. C. LUND'S ENTRY; thence with said West line South 00°52'26" West 7.00 feet to the point of beginning.