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6/14/2019 10:00:00 AM \$40.00
Book - 10791 Pg - 8047-8049
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SOUTHERN UTAH TITLE
BY: eCASH, DEPUTY - EF 3 P.

When recorded mail deed and tax notice to:
Corner Creek Properties, LLC, a Utah limited liability company
150 W Hilton Dr
St. George, UT 84770



Order No. 205328 - EFP
Tax I.D. No. 33-01-226-014-0000

Space Above This Line for Recorder's Use

WARRANTY DEED

Cazco Enterprises, Limited Liability Company, a Utah limited liability company, grantor(s), of Draper, County of Salt Lake, State of Utah, hereby **CONVEY and WARRANT** to

Corner Creek Properties, LLC, a Utah limited liability company, grantee(s) of St. George, 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 Salt Lake County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto 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 13th day of June, 2019.

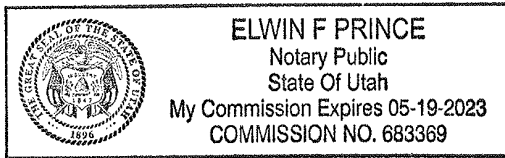
Cazco Enterprises, Limited Liability Company, a Utah limited liability company

By: [Signature]
Craig S. Cazier, Manager

STATE OF Utah

COUNTY OF Washington)
:ss.

On the 13th day of June, 2019, personally appeared before me, Craig S. Cazier, who being by me duly sworn, did say that he/she is the Manager of Cazco Enterprises, Limited Liability Company, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Craig S. Cazier acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Cazco Enterprises, Limited Liability Company, a Utah limited liability company grantor(s), to Corner Creek Properties, LLC, a Utah limited liability company grantee(s).

Order No. 205328

Tax I.D. No. 33-01-226-014-0000

EXHIBIT "A"

BEGINNING SOUTH 89°58'16" WEST 163.9 FEET AND SOUTH 0°01'44" EAST 84 FEET AND SOUTH 89°58'16" WEST 572.15 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 0°01'44" EAST 228.4 FEET; THENCE NORTH 89°58'16" EAST 136.56 FEET, MORE OR LESS; THENCE SOUTH 0°01'44" EAST 250 FEET; THENCE SOUTH 89°58'16" WEST 668.87 FEET, MORE OR LESS; THENCE NORTH 562.40 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SAID SECTION 1; THENCE NORTH 89°58'16" EAST 585.62 FEET, MORE OR LESS; THENCE SOUTH 0°01'44" EAST 84 FEET; THENCE SOUTH 89°58'16" WEST 53.58 FEET TO BEGINNING.

LESS AND EXCEPTING ANY PORTION WITHIN THE JORDAN AND SALT LAKE CANAL.

ALSO LESS AND EXCEPTING THOSE CERTAIN TRACTS CONDEMNED BY THAT CERTAIN FINAL ORDER OR CONDEMNATION RECORDED MAY 06, 1998, AS ENTRY NO. 6954154, IN BOOK 7969, AT PAGE 1353, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON AN ACCESS ROAD INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. 0154, BEING PART OF AN ENTIRE TRACT OR PROPERTY SITUATE IN LOT 1 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHERLY RIGHT OF WAY LINE OF 13490 SOUTH STREET, WHICH POINT IS 171.806 METERS SOUTH AND 182.484 METERS WEST FROM THE NORTHEAST CORNER OF SAID SECTION 1, SAID POINT ALSO BEING 171.720 METERS SOUTH 0°01'44" EAST AND 145.383 METERS SOUTH 89°58'16" WEST FROM THE WEST WITNESS MONUMENT FOR SAID NORTHEAST CORNER OF SECTION 1, LOCATED AT 13400 SOUTH STREET AND THE WEST FRONTAGE ROAD; THENCE SOUTH 89°58'16" WEST 29.760 METERS ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 134900 SOUTH STREET TO A POINT 10.973 METERS PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF SAID 13490 SOUTH STREET, OPPOSITE ENGINEER STATION 10+013.383; THENCE NORTH 0°01'04" WEST 1.829 METERS; THENCE EASTERLY 29.928 METERS ALONG THE ARC OF A 162.164 METER RADIUS CURVE TO THE (CHORD BEARS NORTH 84°41'42" EAST 29.886 METERS) ALONG A LINE CONCENTRIC WITH SAID CENTER LINE TO SAID EASTERLY BOUNDARY LINE; THENCE SOUTH 0°01'44" EAST 4.578 METERS ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 30, 2016 AS ENTRY NO. 12423779 IN BOOK 10505 AT PAGE 8574 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°39'33" EAST 122.46 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE



AND MERIDIAN AND SOUTH 89°58'16" WEST ALONG THE SECTION LINE 163.90 FEET AND SOUTH 0°01'44" EAST 84.00 FEET AND SOUTH 89°58'16" WEST 572.15 FEET FROM THE WITNESS CORNER TO SAID NORTHEAST CORNER, AND RUNNING THENCE SOUTH 0°01'44" EAST 228.40 FEET; THENCE NORTH 89°58'16" EAST 136.56 FEET, MORE OR LESS; THENCE SOUTH 0°01'44" EAST 235.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 13490 SOUTH STREET, SAID POINT BEING ON THE ARC OF A 532.03 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'29" A DISTANCE OF 98.19 FEET (CHORD BEARS SOUTH 84°41'25" WEST 98.05 FEET); 2) SOUTH 0°01'04" EAST 6.00 FEET; 3) SOUTH 89°58'16" WEST 179.41 FEET; THENCE NORTH 0°01'44" WEST 563.15 FEET TO THE NORTH SECTION LINE OF SAID SECTION 1; THENCE NORTH 89°58'16" EAST ALONG SAID SECTION LINE 194.08 FEET; THENCE SOUTH 0°01'44" EAST 84.00 FEET; THENCE SOUTH 89°58'16" WEST 53.58 FEET TO THE POINT OF BEGINNING.

Initials 

When recorded mail deed and tax notice to:
Corner Creek Properties, LLC
150 N Hilton Dr
St. George, UT 84770

12423779
11/30/2016 1:58:00 PM \$12.00
Book - 10505 Pg - 8574-8575
Gary W. Ott
Recorder, Salt Lake County, UT
SOUTHERN UTAH TITLE
BY: eCASH, DEPUTY - EF 2 P.



Order No. 190678 - EFP
Tax I.D. No. 33-01-226-001

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WARRANTY DEED

Cazco Enterprises, Limited Liability Company, a Utah limited liability company, grantor(s), of Draper, County of Salt Lake, State of Utah, hereby **CONVEY and WARRANT** to

Corner Creek Properties, LLC, a Utah limited liability company, grantee(s) of St. George, 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 Salt Lake County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

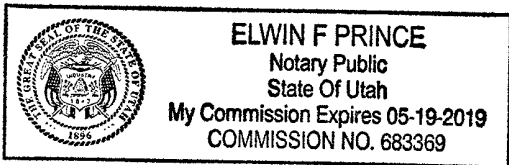
WITNESS the hand(s) of said grantor(s), this 30th day of November, 2016.

Cazco Enterprises, Limited Liability Company, a Utah limited liability company

By: [Signature]
Craig S. Cazier, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 30th day of November, 2016, personally appeared before me, Craig S. Cazier, who being by me duly sworn, did say that he/she is the Manager of Cazco Enterprises, Limited Liability Company, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Craig S. Cazier acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Exhibit "A"

PARCEL "B"

BEGINNING AT A POINT SOUTH 89°39'33" EAST 122.46 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND SOUTH 89°58'16" WEST ALONG THE SECTION LINE 163.90 FEET AND SOUTH 0°01'44" EAST 84.00 FEET AND SOUTH 89°58'16" WEST 572.15 FEET FROM THE WITNESS CORNER TO SAID NORTHEAST CORNER, AND RUNNING THENCE SOUTH 0°01'44" EAST 228.40 FEET; THENCE NORTH 89°58'16" EAST 135.56 FEET, MORE OR LESS; THENCE SOUTH 0°01'44" EAST 235.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 13490 SOUTH STREET, SAID POINT BEING ON THE ARC OF A 532.03 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'29" A DISTANCE OF 98.19 FEET (CHORD BEARS SOUTH 84°41'25" WEST 98.05 FEET), 2) SOUTH 0°01'04" EAST 6.00 FEET, 3) SOUTH 89°58'16" WEST 179.41 FEET; THENCE NORTH 0°01'44" WEST 563.15 FEET TO THE NORTH SECTION LINE OF SAID SECTION 1; THENCE NORTH 89°58'16" EAST ALONG SAID SECTION LINE 194.08 FEET; THENCE SOUTH 0°01'44" EAST 84.00 FEET; THENCE SOUTH 89°58'16" WEST 53.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 116,980 SQ. FT. OR 2.685 ACRES

