

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

After Recording Return To:  
CapMarc Holdings, LLC  
Attn: Patrick Manning  
1439 Cobblestone Lane St.  
St. George, UT 84790

File Number: STG-84342-LH ACCM OP

## Warranty Deed

### CapMarc Holdings, LLC, a Utah Limited Liability Company

Grantor, hereby CONVEY(S) IN WARRANTY to

### CapMarc Holdings, LLC, a Utah Limited Liability Company

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

SEE EXHIBIT "A" – ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

APN: PART OF SG-5-2-32-246

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes thereafter.

#### Courtesy Recording

This document is being recorded as a courtesy and an accommodation to the parties named therein. EAGLE GATE TITLE INSURANCE AGENCY, INC. hereby expressly disclaims any responsibility for liability for the accuracy of the content thereof.

WITNESS, the hand of said grantor, this 29<sup>th</sup> day of April, 2020

CapMarc Holdings, LLC

By: *Patrick Manning*  
Patrick Manning, Manager

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 20<sup>th</sup> day of April, 2020, personally appeared Patrick Manning, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirmed did say he/she is manager of CapMarc Holdings, LLC, a Utah Limited Liability Company, and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Its: Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

*Leslie Hepler*  
Notary Public

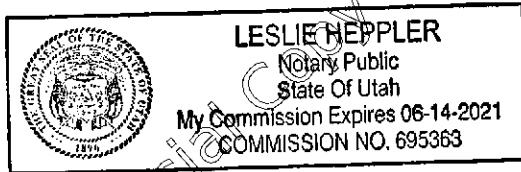


EXHIBIT "A"

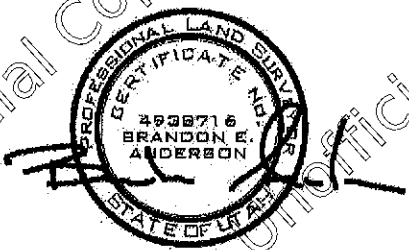


**Lot 101:**

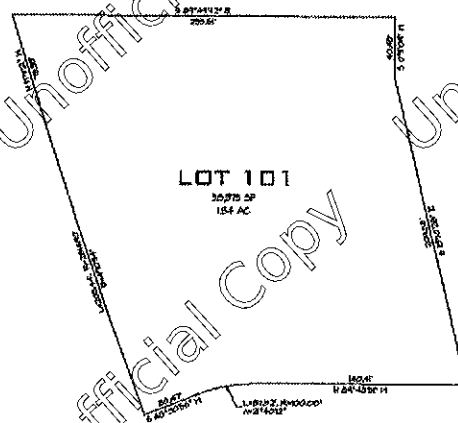
Beginning at a point on the easterly line of River Road, said point being South 00°32'03" West 4,413.02 feet along and beyond the section line and West 1,579.95 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

- thence South 89°49'42" East 255.61 feet;
- thence South 00°11'09" West 40.43 feet;
- thence South 13°10'28" East 209.58 feet;
- thence North 89°48'51" West 140.41 feet;
- thence West 37.82 feet along an arc of a 100.00 foot radius curve to the left (center bears South 00°11'09" West, long chord bears South 79°21'03" West 37.60 feet with a central angle of 21°40'12");
- thence South 68°30'56" West 38.47 feet to the easterly line of said River Road;
- thence northerly the following (2) courses along said easterly line of River Road;
- thence North 205.44 feet along an arc of a 2,814.93 foot radius curve to the right (center bears North 68°37'45" East, long chord bears North 19°16'48" West 205.40 feet with a central angle of 04°10'54");
- thence North 17°11'21" West 75.33 feet to the Point of Beginning.

Containing 58,375 square feet or 1.34 acres.



April 1, 2020



**ROSENBERG ASSOCIATES™**  
CIVIL ENGINEERS LAND SURVEYORS

**Lot 102:**

Beginning at a point on the easterly line of River Road, said point being South 00°32'03" West 4,413.02 feet along and beyond the section line and West 1,579.95 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 17°11'21" West 153.41 feet along said easterly line of River Road to the southerly line of 1450 South Street;

thence easterly the following (5) courses along said southerly line of 1450 South Street;

thence Northeast 38.32 feet along an arc of a 34.07 foot radius curve to the right (center bears South 70°02'01" East, long chord bears North 52°11'20" East 36.33 feet with a central angle of 64°26'42");

thence North 82°51'26" East 16.67 feet;

thence East 68.96 feet along an arc of a 2,709.00 foot radius curve to the right (center bears South 07°09'02" East, long chord bears North 83°34'43" East 68.96 feet with a central angle of 01°27'31");

thence East 179.27 feet along an arc of a 2,709.18 foot radius curve to the right (center bears South 01°51'19" East, long chord bears South 89°57'34" East 179.23 feet with a central angle of 03°47'29");

thence East 8.53 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 01°54'02" East, long chord bears North 88°11'24" East 8.53 feet with a central angle of 00°10'53");

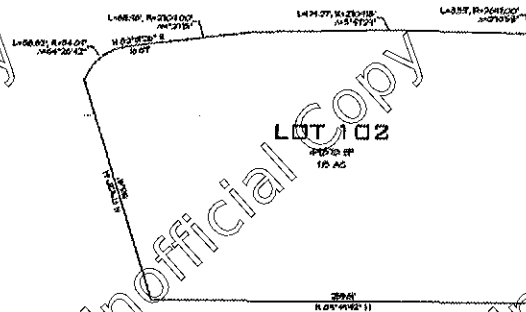
thence South 00°11'09" West 179.53 feet;

thence North 89°49'42" West 255.61 feet to the Point of Beginning.

Containing 49,878 square feet or 1.15 acres.



April 1, 2020



# ROSENBERG ASSOCIATES<sup>TM</sup>

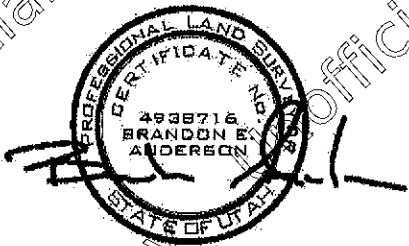
CIVIL ENGINEERS LAND SURVEYORS

**Lot 103:**

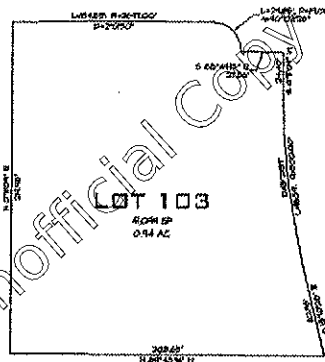
Beginning at a point on the southerly line of 1450 South Street, said point being South 00°32'03" West 4,253.53 feet along and beyond the section line and West 1,144.74 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 00°11'09" West 24.48 feet;  
thence South 116.59 feet along an arc of a 500.00 foot radius curve to the left (center bears South 89°48'51" East, long chord bears South 06°29'39" East 116.33 feet with a central angle of 13°21'37");  
thence South 13°10'28" East 62.96 feet;  
thence North 89°48'51" West 208.65 feet;  
thence North 00°11'09" East 219.96 feet to said southerly line of 1450 South Street;  
thence easterly the following (3) courses along said southerly line of 1450 South Street;  
thence East 134.55 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 01°43'10" East, long chord bears North 89°42'35" East 134.53 feet with a central angle of 02°51'30");  
thence Southeast 29.86 feet along an arc of a 19.00 foot radius curve to the right (center bears South 01°08'21" West, long chord bears South 43°50'26" East 26.88 feet with a central angle of 90°02'26");  
thence South 88°49'13" East 27.36 feet to the Point of Beginning.

Containing 41,099 square feet or 0.94 acres.



April 1, 2020



# ROSENBERG ASSOCIATES<sup>TM</sup>

CIVIL ENGINEERS LAND SURVEYORS

**Lot 104:**

Beginning at a point on the southerly line of 1450 South Street, said point being South 00°32'03" West 4,253.53 feet along and beyond the section line and West 1,144.74 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence easterly the following (5) courses along the southerly line of said 1450 South Street:

thence South 88°49'13" East 27.64 feet;

thence North 01°10'44" East 4.61 feet;

thence Northeast 62.00 feet along an arc of a 27.50 foot radius curve to the right (center bears South 88°49'16" East, long chord bears North 65°45'51" East 49.68 feet with a central angle of 129°10'13");

thence East 30.55 feet along an arc of a 48.50 foot radius curve to the left (center bears North 40°20'58" East, long chord bears South 67°41'40" East 30.95 feet with a central angle of 36°05'16");

thence East 183.32 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 04°15'41" West, long chord bears South 83°47'29" East 183.28 feet with a central angle of 03°53'40");

thence South 06°14'32" West 199.30 feet;

thence West 52.85 feet along an arc of a 500.00 foot radius curve to the left (center bears South 06°14'31" West, long chord bears North 86°47'10" West 52.83 feet with a central angle of 06°03'22");

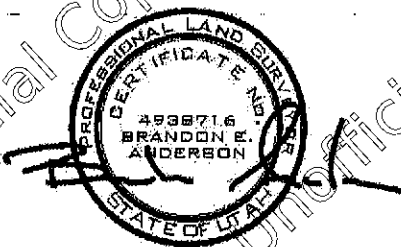
thence North 89°48'51" West 181.19 feet;

thence North 13°10'28" West 62.96 feet;

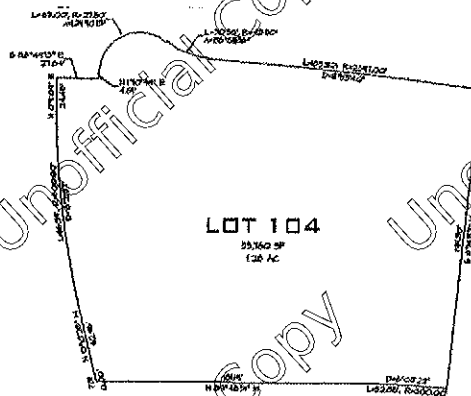
thence North 116.59 feet along an arc of a 500.00 foot radius curve to the right (center bears North 76°49'32" East, long chord bears North 06°29'39" West 116.33 feet with a central angle of 13°21'37");

thence North 00°11'09" East 24.48 feet to the Point of Beginning.

Containing 55,760 square feet or 1.28 acres.



April 1, 2020



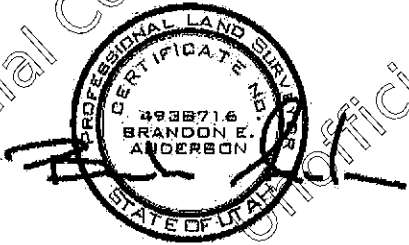
**ROSENBERG ASSOCIATES™**  
CIVIL ENGINEERS LAND SURVEYORS

**Lot 105:**

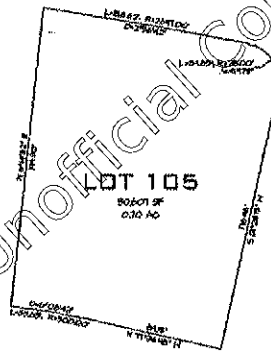
Beginning at a point on the westerly line of 1490 East Street, said point being South 00°32'03" West 4,486.25 feet along and beyond the section line and West 741.24 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 77°36'45" West 89.15 feet;  
thence West 53.63 feet along an arc of a 500.00 foot radius curve to the left (center bears South 12°23'15" West, long chord bears North 80°41'07" West 53.60 feet with a central angle of 06°08'42");  
thence North 06°14'32" East 199.30 feet to the southerly line of 1450 South Street;  
thence East 138.62 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 08°09'21" West, long chord bears South 80°22'18" East 138.61 feet with a central angle of 02°56'42") along said southerly line of 1450 South Street to said westerly line of 1490 East Street;  
thence southerly the following (2) course along said westerly line of 1490 East Street:  
thence Southeast 39.83 feet along an arc of a 25.00 foot radius curve to the right (center bears South 11°06'03" West, long chord bears South 33°15'21" East 35.75 feet with a central angle of 91°17'11");  
thence South 12°23'15" West 176.96 feet to the Point of Beginning.

Containing 39,607 square feet or 0.70 acres



April 1, 2020



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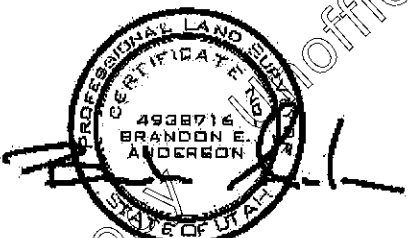
CIVIL ENGINEERS LAND SURVEYORS

**Lot 106:**

Beginning at a point on the westerly line of 1490 East Street, said point being South 00°32'03" West 4,486.25 feet along and beyond the section line and West 741.24 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence southerly the following (3) courses along said westerly line of 1490 East Street;  
thence South 12°23'15" West 242.20 feet;  
thence Southwest 17.91 feet along an arc of a 20.00 foot radius curve to the right (center bears North 77°36'45" West, long chord bears South 38°02'47" West 17.32 feet with a central angle of 51°19'04");  
thence Southwest 84.59 feet along an arc of a 60.00 foot radius curve to the left (center bears South 26°17'41" East, long chord bears South 23°18'51" West 77.76 feet with a central angle of 80°46'55");  
thence North 87°13'11" West 124.09 feet;  
thence South 66°02'39" West 207.08 feet;  
thence West 111.71 feet;  
thence North 23°57'21" West 86.58 feet;  
thence South 66°02'39" West 128.65 feet to the easterly line of River Road;  
thence northerly the following (2) courses along said easterly line of River Road;  
thence North 23°57'21" West 68.92 feet;  
thence Northwest 127.00 feet along an arc of a 2,814.93 foot radius curve to the right (center bears North 66°02'39" East, long chord bears North 22°39'48" West 126.99 feet with a central angle of 02°35'06");  
thence North 68°30'56" East 38.47 feet;  
thence East 37.82 feet along an arc of a 100.00 foot radius curve to the right (center bears South 21°29'04" East, long chord bears North 79°21'03" East 37.60 feet with a central angle of 21°40'15");  
thence South 89°48'51" East 140.41 feet;  
thence North 13°10'28" West 209.58 feet;  
thence South 89°48'51" East 389.84 feet;  
thence East 106.48 feet along an arc of a 500.00 foot radius curve to the right (center bears South 00°11'09" West, long chord bears South 83°42'48" East 106.28 feet with a central angle of 12°12'06");  
thence South 77°36'45" East 89.15 feet to the Point of Beginning.

Containing 225,999 square feet or 5.19 acres.



April 20, 2020



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CIVIL ENGINEERS LAND SURVEYORS

