

Special Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
11/12/2020 11:45:49 AM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Trent Kirby and Misty Kirby, Trustees of TMK Family  
Trust, dated May 15, 2019  
2358 E 3970 S  
St. George, UT 84790



Order No. 215297 - EFP

Space Above This Line for Recorder's Use

Tax I.D. No. SG-5-2-32-224, SG-5-2-32-226, SG-5-2-32-227, SG-5-2-32-228, and SG-5-2-32-225

**SPECIAL WARRANTY DEED**

CapMarc Holdings, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** against all claiming by, through or under Grantor(s) to Trent Kirby and Misty Kirby, Trustees of the TMK Family Trust, dated May 15, 2019, 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 Washington 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 11<sup>th</sup> day of November, 2020.

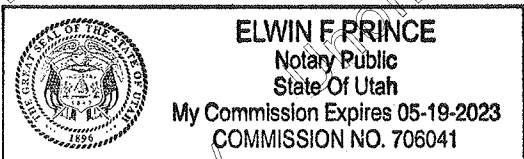
CapMarc Holdings, LLC, a Utah Limited Liability Company

By: Patrick Manning LLC  
Its: Manager

By:   
Patrick Manning, Manager

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

On the 11<sup>th</sup> day of November, 2020, personally appeared before me, Patrick Manning, who being by me duly sworn, did say that he/she is the Manager of Patrick Manning LLC, Manager of CapMarc Holdings, LLC, 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 Patrick Manning acknowledged to me that said limited liability company executed the same.



NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Attachment to that certain Special Warranty Deed executed by CapMarc Holdings, LLC, a Utah Limited Liability Company grantor(s), to TMK Family Trust, dated May 15, 2019 grantee(s).

Order No. 215297

Tax I.D. No. SG-5-2-32-224, SG-5-2-32-226, SG-5-2-32-227, SG-5-2-32-228, and SG-5-2-32-225

#### EXHIBIT "A"

##### Parcel 1:

##### 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.

##### Parcel 2:

##### 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.

Less and Excepting therefrom the following:

A parcel of land in fee for the widening of the existing River Road known as Project No. F-LC53(74), being part of an entire tract of property situate in the Southern Half of Section 32, T.42S., R.15W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point 4,278.90 ft. S.0°32'03"W. along the east line of Section 32, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and 1,622.73 ft. West from the northeast corner of said Section 32, point being 64.96 ft. perpendicularly distant easterly from the River Road Control Line, of said project opposite approximate engineer station 107+70.00, point also being on the westerly line of said entire tract, and running thence N.17°11'21"W. 12.98 ft. to a point 64.96 ft. perpendicularly distant easterly from said control line, of said project opposite approximate engineer station 107+82.98; thence Northeasterly 24.26 ft. along the arc of a 34.07 ft. radius curve to the right (Note: Chord to said curve bears N.40°21'45"E. 23.75 ft.) to a point 85.00 ft. perpendicularly distant easterly from said control line, of said project opposite approximate engineer station 107+95.72; thence S.20°44'15"W. 32.60 ft. to the point of beginning.

(Note: Rotate all bearings in the above description 0°00'00" clockwise to match the above said control line).

(Note: Engineer Stations used in the above description are based on the River Road Control Line for said

Project No. F-LC53(74)).

Parcel 3:

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.

Parcel 4:

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 30.05 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.

Parcel 5:

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.

\*\*\*

Initials h l