

When recorded, mail to:
Hotel Moab, LLC
PO Box 99
Moab, UT 84532

Mail tax notice to:
Hotel Moab, LLC
PO Box 99
Moab, UT 85432

Ent 527084 Bk 860 Pg 833-834
Date: 21-NOV-2017 4:22:36PM
Fee: \$13.00 Cash Filed By: GWK
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: HOTEL MOAB LLC

SPECIAL WARRANTY DEED

EDB Moab, LLC a Utah limited liability company, and ABLI Moab LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all persons claiming by, through or under GRANTOR, to Hotel Moab, LLC, a Utah limited liability company, GRANTEE, EDB Moab, LLC's 28.27% undivided interest and ABLI Moab, LLC's 18.84% undivided interest, as a Tenants in Common, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of real property situated in the County of Grand, State of Utah, described as follows:

Grand County, Utah:

Beginning at a 3/8" spike which bears South 1389.2 feet and West 667.1 feet from the North 1/4 Corner, Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence South 0°38' East 318.7 feet to a corner which bears 0.9 feet South and 0.1 feet East of a metal fence post; thence South 08° 09' West 77.4 feet to a cedar post; thence South 52°23' West 147.6 feet to a double cedar post; thence North 88° 06' West 58.6 feet to a cedar fence post; thence North 26° 04' West 156.1 feet to a cedar fence post; thence South 89° 45' West 43.2 feet to a cedar fence post; thence North 0°51' West 344.5 feet to a 3/8" spike; thence South 89°47' East 299.7 feet to the point of beginning. Bearings based on the centerline of 100 West Street (N 0 deg 17' E). (Parcel No. 01-001-0158)

LESS the following:

- a. Beginning at a point which bears South 1872.7 feet and West 819.6 feet from the North 1/4 Corner of Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence with the South line of the Davis Tract North 88°06' West 32.5 feet; thence North 26° West 25.8 feet; thence with the North Right of Way with the proposed Williams Way South 58°30' East 11.3 feet; thence with a curve to the left, the chord of which bears South 61°46' East 38.8 feet (Delta=6 degrees 33'05", Radius=339.25, Tangent=19.42 feet, Length=38.79) to the point of beginning.
- b. Any portion within Williams Way.

WITNESS the hand of GRANTOR this 17th day of November, 2017.

EDB MOAB, LLC, a Utah limited liability company
By: Eric D. Bishop, Inc. Manager


By: Eric D. Bishop, President

ABLI MOAB, LLC, a Utah limited liability company
By: Adams Bay Lighthouse Investment, LLC,
Manager


By: Eric D. Bishop, Manager

