

WHEN RECORDED, PLEASE RETURN TO:

50 W. 100 S  
Moab, UT  
S4532

Ent: 543705 Bk 930 Pg 58 - 64  
Date: 20-JAN-2022 12:09:07PM  
Fee: \$40.00 Check Filed By: JAC  
JOHN ALAN CORTES, Recorder  
GRAND COUNTY CORPORATION  
For: BUSINESS RESOLUTIONS LLC

**QUIT CLAIM DEED**

*Hotel Moab II, LLC, a Utah limited liability company, and Hotel Moab, LLC, a Utah limited liability company, Grantor, hereby Quit Claim to Hotel Moab, LLC, a Utah limited liability company, Grantee, for the sum of 10,000 Dollars, the following described tract of land in Grand County, State of Utah:*

**See attached Exhibit "A"**

TOGETHER With all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other minerals interest in, on, under or above the property.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

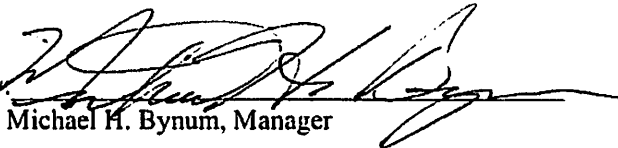
This Quit Claim Deed may be executed in Counterparts.

This Quit Claim Deed is dated to be effective this 12<sup>th</sup> day of October, 2021.

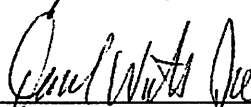
**GRANTOR:**

**HOTEL MOAB, LLC**

A Utah limited liability company

By:   
Michael H. Bynum, Manager

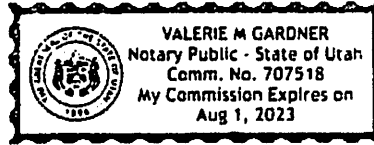
By:   
Kevin S. Garn, Manager

By:   
David Webster Jr., Manager

STATE OF Utah )  
COUNTY OF Grand ):ss

The foregoing instrument was acknowledged before me on this 20 day of January, <sup>2022</sup>~~2021~~, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

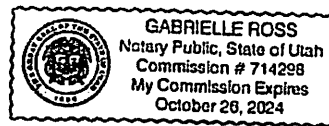
Valerie M. Gardner  
NOTARY PUBLIC



STATE OF Utah )  
COUNTY OF Davis ):ss

The foregoing instrument was acknowledged before me on this 14 day of October, 2021, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

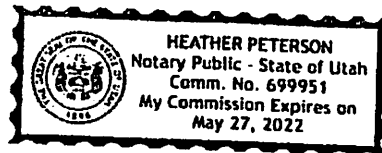
Gabrielle Ross  
NOTARY PUBLIC



STATE OF Utah )  
COUNTY OF Salt Lake ):ss

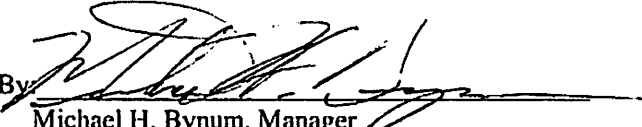
The foregoing instrument was acknowledged before me on this 12 day of October, 2021, David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Heather Peterson  
NOTARY PUBLIC

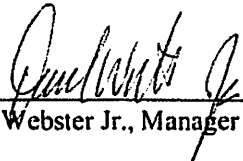


**GRANTOR:**

**HOTEL MOAB II, LLC**  
A Utah limited liability company

By:   
Michael H. Bynum, Manager

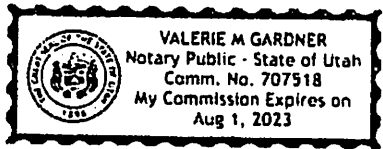
By:   
Kevin S. Gann, Manager

By:   
David Webster Jr., Manager

STATE OF Utah )  
 ):SS  
COUNTY OF Grand )

The foregoing instrument was acknowledged before me on this 20 day of January, ~~2021~~ <sup>2022</sup>, by Michael H. Bynum, as Manager of Hotel Moab II, LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

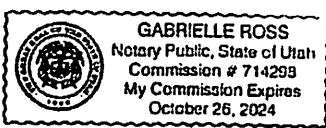
Valerie M. Gardner  
NOTARY PUBLIC



STATE OF Utah )  
 ):SS  
COUNTY OF Davis )

The foregoing instrument was acknowledged before me on this 14 day of October, 2021, by Kevin S. Garn, as Manager of Hotel Moab II, LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

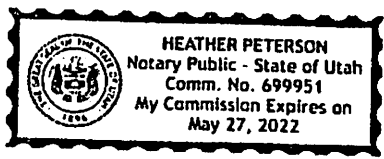
Gabrielle Ross  
NOTARY PUBLIC



STATE OF Utah )  
 ):SS  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me on this 12 day of October, 2021, David Webster Jr., as Manager of Hotel Moab II, LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Heather Peterson  
NOTARY PUBLIC



**Exhibit "A"**

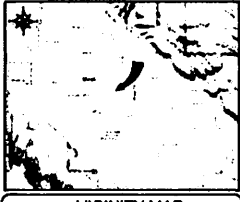
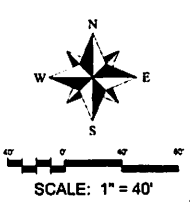
**NEW PARCEL 01-0001-0148**

Beginning at a point on the West right-of-way of 100 West Street, said point being South 1486.60 feet; thence West 266.10 feet from the North  $\frac{1}{4}$  corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 20°50'05" West 141.8 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding with said right of way thence South 00°21'00" West 457.30 feet to the north Right of way of Williams Way; thence with said right-of-way the following three courses: North 85°27'00" West 212.97 feet to a point being 1' behind the city sidewalk; thence parallel along sidewalk with a curve having a radius of 1339.66 feet, to the left with an arc length of 165.17 feet, (a chord bearing of North 82°51'44" West 165.06 feet); thence North 86°56'37" West 56.50 feet; thence North 00°01'16" West 172.73 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet, (a chord bearing of North 22°06'52" East 26.76 feet); thence North 44°35'18" East 23.05 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.71 feet, (a chord bearing of North 00°25'21" West 4.24 feet); thence North 45°26'00" West 15.03 feet; thence North 45°04'15" East 153.04 feet; thence North 43°50'47" West 7.46 feet; thence North 45°56'17" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet, (a chord bearing of North 03°53'37" East 4.02 feet); thence North 41°50'19" East 57.12 feet; thence North 00°33'24" West 17.26 feet; thence South 89°38'00" East 67.56 feet; thence North 89°33'00" East 87.80 feet; thence South 9.00 feet; thence North 89°26'00" East 103.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 3.92 Acres.

Also: a 22' Wide shared access easement, located within the Northwest Quarter of Section 1. T26S, R21E, SLBM, being 11' feet right and left of the following described centerline:

Beginning at a point being South 62°38'59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48°09'41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet, (a chord bearing of South 01°32'43" East 36.34 feet); thence South 45°04'15" West 190.62 feet; thence with a curve having a radius of 24.02 feet, to the left with an arc length of 25.08 feet, (a chord bearing of South 29°30'56" West 23.96 feet); thence South 00°01'16" East 173.30 feet to the point of terminus.

Including: Beginning at a point being South 56°00'10" West 395.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45°04'15" East 87.33 feet; thence with a curve turning to the right with an arc length of 23.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67°15'03" East 22.65 feet; thence North 89°25'52" East 194.76 feet to point of terminus.



### SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown herein.

Lucas Blake  
License No. 7540504



Lucas Blake  
License No. 7540504  
DATE: 9/20/21

### PARCEL LINE ADJUSTMENT

LOCATED IN THE NW QUARTER OF  
SECTION 1, T26S, R21E, SLSB&M

### ORIGINAL PARCEL LEGAL DESCRIPTION

**ORIGINAL PARCEL 01-0001-0148**  
Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 163° 01' 11" East 68.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet, thence South 1456.6 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the West right-of-way of 100 West Street South 00° 21' West 457.30 feet to a corner; thence North 85° 27' West 147.70 feet to a corner; thence North 80° 05' West 16.9 feet to a corner; thence North 87° 53' West 33.5 feet to a corner; thence South 76° 45' West 4.8 feet to a corner; thence North 79° 06' West 9.0 feet to a corner; thence along the arc of a 1292.5 foot radius curve to the right 57.7 feet (described as 57.3 feet in some instruments of record) (said curve has a chord which bears North 82° 23' West 57.7 feet) to a corner; thence North 83° 01' East 54.70 feet to a corner; thence North 22° 21' East 20.5 feet to a corner; thence North 00° 00' West 58.5 feet to a corner; thence along a fence line South 88° 43' West 244.6 feet to a corner; thence North 52° 27' East 60.6 feet to a corner; thence North 08° 13' East 77.4 feet to a corner; thence North 00° 34' West 279.2 feet to a corner; thence along a fence line South 89° 38' East 210.1 feet; thence along a fence line North 89° 33' East 87.8 feet to a corner on the West line of Manzanares; thence South 9.0 feet to the Southwest corner of Manzanares; thence North 89° 26' East 109.9 feet to the point of beginning.

**ORIGINAL PARCEL 01-0001-0127**  
Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 00° 17' East 58.9 feet; thence South 23° 31' West 20.5 feet; thence South 67° 57' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 146.53 feet, the chord of which bears North 84° 51' West 146.53 feet; thence North 48° 14' West 4.2 feet; thence with curve to the right 103.3 feet, the chord of which bears North 79° 55' West 103.3 feet; thence North 02° 08' West 28.5 feet to the South line of Davis tract; thence with said tract South 00° 00' East 26 feet; thence North 01° 23' East 66.8 feet; thence North 82° 43' East 244.6 feet to the point of beginning.

**ORIGINAL PARCEL 01-0001-0158**  
Beginning at a 1/8" spike which bears South 1399.2 feet and West 647.7 feet from the North corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 0 degrees 18' East 118.7 feet to a corner which bears 0.4 feet South and 0.1 feet East of a metal fence post; thence South 08 degrees 09' West 77.4 feet to a cedar post; thence South 52 degrees 29' West 147.6 feet to a double cedar post; thence North 68 degrees 06' West 58.5 feet to a cedar fence post; thence North 26 degrees 04' West 156.1 feet to a cedar fence post; thence South 89 degrees 45' West 43.4 feet to a cedar fence post; thence North 0 degrees 51' West 34.5 feet to a 3/8" spike; thence South 89 degrees 47' East 299.7 feet to the point of beginning. Bearings based on the centerline of 100 West Street 100 West Street 17' E.

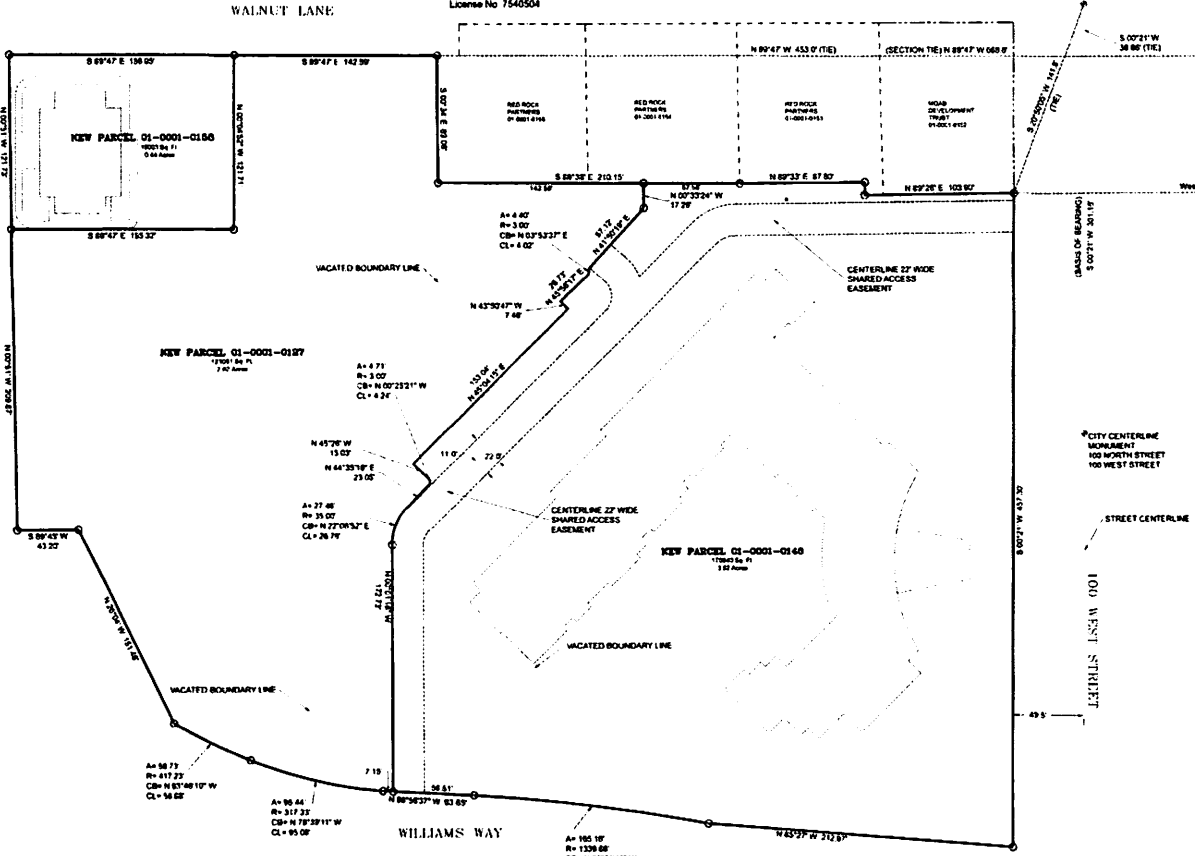
**LESS** Beginning at a point which bears South 1872.1 feet and West 819.6 feet from the North corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the South line of the Davis Tract North 88 degrees 06' West 32.1 feet; thence North 28 degrees West 25.8 feet; thence with the North right-of-way with the proposed Williams Way South 58 degrees 30' East 11.3 feet; thence with a curve to the left the chord of which bears South 61 degrees 46' East 58.8 feet (Delta = 6 degrees 33' 05", Radius = 119.25, Tangent = 9.42 feet, Longchord = 58.79) to the point of beginning.

### NEW PARCEL LEGAL DESCRIPTION

**NEW PARCEL 01-0001-0148**  
Beginning at a point on the West right-of-way of 100 West Street, said point bears South 1486.60 feet; thence West 266.10 feet from the North M corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 20° 50' 05" West 141.8 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding with said right-of-way thence North 85° 27' 00" West 212.97 feet to a point being 1' behind the city sidewalk, thence parallel along sidewalk with a curve having a radius of 1339.66 feet, to the left with an arc length of 155.17 feet, (a chord bearing of North 82° 31' 54" West 146.06 feet), thence North 85° 27' 00" West 50.00 feet; thence North 00° 11' 16" West 172.73 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 27.46 feet, (a chord bearing of North 22° 06' 52" East 26.76 feet, thence North 44° 35' 18" East 23.05 feet, thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.71 feet, (a chord bearing of North 00° 25' 21" West 4.24 feet), thence North 45° 56' 13" West 15.03 feet; thence North 45° 56' 13" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet, (a chord bearing of North 00° 25' 21" East 4.02 feet), thence North 41° 50' 19" East 52.12 feet; thence North 00° 33' 24" West 17.26 feet; thence South 89° 38' 00" East 67.54 feet; thence North 89° 38' 00" East 87.40 feet; thence South 9.00 feet; thence North 89° 38' 00" East 103.92 feet to the point of beginning, having an area of 170,640 Sq. Ft., 3.92 Acres.

**NEW PARCEL 01-0001-0127**  
Beginning at a point being South 67° 15' 03" West 22.65 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45° 04' 15" East 83.33 feet; thence with a curve turning to the right with an arc length of 21.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67° 15' 03" East 22.65 feet; thence North 89° 25' 52" East 194.76 feet to point of termination.

**NEW PARCEL 01-0001-0158**  
Beginning at a point being South 54° 00' 10" West 295.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45° 04' 15" East 83.33 feet; thence with a curve turning to the right with an arc length of 21.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67° 15' 03" East 22.65 feet; thence North 89° 25' 52" East 194.76 feet to point of termination.



### SURVEYOR NOTES

THE BASIS OF BEARING IS S 00° 21' WALONG THE CENTERLINE OF 100 WEST STREET  
THE INTENT OF THE SURVEY IS TO MONUMENT OR LOCATE ORIGINAL PROPERTY CORNERS. THE SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE WORK HAS DETERMINED THE IMPORTANCE AS FOLLOWS:  
1. LOCATED FENCE LINES, CENTERLINE MONUMENTS, AND SURVEY PARCEL CORNERS  
2. RE-WROTE SOUTH BOUNDARY TO MATCH ROAD IMPROVEMENTS

88 East Center Street  
Moab, UT 84532  
435.259.8171

### STANDARD LEGEND

PROPERTY LINES	PROPERTY CORNERS
PROPERTY MONUMENTS	PROPERTY MONUMENTS
PROPERTY MONUMENTS	PROPERTY MONUMENTS

PROJECT TYPE  
BOUNDARY SURVEY

PROJECT ADDRESS  
111 N 100 W  
Moab, Utah 84532

PROJECT LOCATION  
GARFIELD COUNTY, STATE OF UTAH

PREPARED FOR  
BYNUM

DATE  
9/20/21  
JOB NUMBER  
185-21  
SHEET 1 OF 1

APPROVAL BY MOAB CITY COUNCIL  
APPROVED THIS 11 DAY OF SEPTEMBER, 2021, BY  
[Signature]  
CITY MANAGER

COUNTY RECORDER NO.  
STATE OF UTAH, GARFIELD COUNTY, RECORDED AT THE REQUEST OF  
DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FILE \_\_\_\_\_  
COUNTY RECORDER