

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 who took title in error as as CapMarc, LLC, a Utah Limited Liability Company, (in Warranty Deed recorded October 7, 2019, as Entry no. 20190041361)

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: SG-5-2-32-246; SG-5-2-32-251; SG-5-2-32-256; SG-5-2-32-257

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 29th day of April, 2020

CapMarc Holdings, LLC

By: *Patrick Manning*
Patrick Manning, Manager

STATE OF UTAH
COUNTY OF WASHINGTON

On this 20th day of May, 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 affirm, 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 1
TO
WARRANTY DEED**

[Legal Description of Property]

The real property referred to in the foregoing instrument includes the following:

The property located at 1450 South River Road, St. George, Utah 84790, which is more particularly described as:

Tax Serial Numbers: SG-5-2-32-246; SG-5-2-32-251; SG-5-2-32-256; SG-5-2-32-257

PARCEL 1:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 1490 EAST CIRCLE, SAID POINT BEING SOUTH 00°32'02" WEST 4,506.00 FEET ALONG AND BEYOND THE SECTION LINE AND WEST 745.40 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 12°23'15" WEST 206.91 FEET ALONG THE EASTERLY LINE OF 1490 EAST CIRCLE TO THE NORTHWESTERLY CORNER OF BOULDER SPRINGS VILLAS PHASE 3;
THENCE SOUTHERLY THE FOLLOWING (5) DESCRIPTIONS ALONG THE WESTERLY LINE OF SAID BOULDER SPRINGS VILLAS PHASE 3;

THENCE SOUTH 12°23'15" WEST 15.07 FEET;

THENCE SOUTHWESTERLY 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 SOUTHERLY 164.26 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 14°43'21" EAST 117.56 FEET WITH A CENTRAL ANGLE OF 156°51'20");

THENCE SOUTH 61°28'00" EAST 66.33 FEET;

THENCE SOUTH 11°28'48" EAST 34.24 FEET;

THENCE SOUTH 66°02'39" WEST 439.76 FEET;

THENCE NORTH 37°50'06" WEST 201.50 FEET;

THENCE SOUTH 64°00'20" WEST 131.88 FEET TO THE EASTERLY LINE OF RIVER ROAD;

THENCE NORTHERLY THE FOLLOWING (3) DESCRIPTIONS ALONG SAID EASTERLY LINE OF RIVER ROAD;

THENCE NORTH 23°57'21" WEST 215.08 FEET;

THENCE NORTHERLY 332.44 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 20°34'24" WEST 332.25 FEET WITH A CENTRAL ANGLE OF 06°46'00");

THENCE NORTH 17°11'21" WEST 228.75 FEET TO THE SOUTHERLY LINE OF 1450 SOUTH STREET;

THENCE EASTERLY THE FOLLOWING (13) COURSES ALONG SAID SOUTHERLY LINE OF 1450 SOUTH STREET AND THE WESTERLY LINE OF 1490 EAST CIRCLE;

THENCE NORTHEASTERLY 38.32 FEET ALONG AN ARC OF A 34.07 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 70°02'00" EAST, LONG CHORD BEARS NORTH 52°11'21" EAST 36.33 FEET WITH A CENTRAL ANGLE OF 64°26'42");
 THENCE NORTH 82°51'26" EAST 16.87 FEET;
 THENCE EASTERLY 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°34'44" EAST 68.96 FEET WITH A CENTRAL ANGLE OF 01°27'31");
 THENCE EASTERLY 179.27 FEET ALONG AN ARC OF A 2,709.18 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°51'18" EAST, LONG CHORD BEARS SOUTH 89°57'34" EAST 179.24 FEET WITH A CENTRAL ANGLE OF 03°47'29");
 THENCE EASTERLY 143.08 FEET ALONG AN ARC OF A 2,697.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°54'01" EAST, LONG CHORD BEARS NORTH 89°37'11" EAST 143.07 FEET WITH A CENTRAL ANGLE OF 03°02'23");
 THENCE SOUTHEASTERLY 29.86 FEET ALONG AN ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°08'22" WEST, LONG CHORD BEARS SOUTH 43°50'25" EAST 26.88 FEET WITH A CENTRAL ANGLE OF 90°02'26");
 THENCE SOUTH 88°49'13" EAST 55.00 FEET;
 THENCE NORTH 01°10'44" EAST 4.61 FEET;
 THENCE NORTHEASTERLY 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°47'51" EAST 49.68 FEET WITH A CENTRAL ANGLE OF 129°10'13");
 THENCE EASTERLY 30.55 FEET ALONG AN ARC OF A 48.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 40°20'57" EAST, LONG CHORD BEARS SOUTH 67°41'41" EAST 30.05 FEET WITH A CENTRAL ANGLE OF 36°05'16");
 THENCE EASTERLY 321.94 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 82°19'08" EAST 321.75 FEET WITH A CENTRAL ANGLE OF 06°50'22");
 THENCE SOUTHEASTERLY 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") TO THE WESTERLY LINE OF SAID 1490 EAST CIRCLE; THENCE SOUTH 12°23'15" WEST 197.18 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: SG-5-2-32-246

PARCEL 2:

BEGINNING AT A POINT BEING SOUTH 00°32'03" WEST, 2686.48 FEET ALONG THE SECTION LINE TO THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33 AND SOUTH 1284.66 FEET AND WEST 598.83 FEET FROM THE CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE SOUTH 12°23'15" WEST, 237.56 FEET;
 THENCE WESTERLY 74.27 FEET ALONG AN ARC OF A 2794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°35'34" WEST, LONG CHORD BEARS NORTH 78°10'08" WEST, 74.27 FEET WITH A CENTRAL ANGLE OF 01°31'23");
 THENCE WESTERLY 669.16 FEET ALONG AN ARC OF A 2794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 11°04'11" WEST, LONG CHORD BEARS NORTH 85°47'29" WEST, 667.56 FEET WITH A CENTRAL ANGLE OF 13°43'20");

THENCE WESTERLY 180.21 FEET ALONG AN ARC OF A 2781.04 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°10'51" WEST, LONG CHORDS BEARS SOUTH 89°19'28" WEST, 180.18 FEET WITH A CENTRAL ANGLE OF 03°42'46");
 THENCE WESTERLY 40.08 FEET ALONG AN ARC OF A 2806.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 06°19'55" EAST, LONG CHORD BEARS SOUTH 83°15'32" WEST, 40.08 FEET WITH A CENTRAL ANGLE OF 00°49'06");
 THENCE SOUTH 82°50'58" WEST, 61.10 FEET;
 THENCE WESTERLY 7.46 FEET ALONG AN ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°09'02" WEST, LONG CHORD BEARS SOUTH 88°46'58" WEST, 7.44 FEET WITH A CENTRAL ANGLE OF 11°52'00");
 THENCE NORTH 17°11'21" WEST, 464.14 FEET;
 THENCE SOUTH 55°28'12" EAST, 32.62 FEET;
 THENCE SOUTH 51°21'40" EAST, 15.52 FEET;
 THENCE EASTERLY 90.84 FEET ALONG AN ARC OF A 151.84 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 38°38'20" EAST, LONG CHORD BEARS SOUTH 68°29'59" EAST, 89.49 FEET WITH A CENTRAL ANGLE 34°16'38");
 THENCE EASTERLY 77.59 FEET ALONG AN ARC OF A 243.82 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 04°21'42" WEST, LONG CHORD BEARS SOUTH 76°31'19" EAST, 77.26 FEET WITH A CENTRAL ANGLE OF 18°13'59");
 THENCE SOUTHEASTERLY 176.25 FEET ALONG AN ARC OF A 5552.92 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 22°35'41" WEST, LONG CHORD BEARS SOUTH 66°29'46" EAST, 176.25 FEET WITH A CENTRAL ANGLE OF 01°49'07");
 THENCE SOUTHEASTERLY 129.59 FEET ALONG AN ARC OF A 493.11 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 24°24'48" WEST, LONG CHORD BEARS SOUTH 58°03'28" EAST, 129.22 FEET WITH A CENTRAL ANGLE OF 15°03'28");
 THENCE SOUTHEASTERLY 69.93 FEET ALONG AN ARC OF A 384.97 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 39°28'16" EAST, LONG CHORD BEARS SOUTH 55°43'58" EAST, 69.83 FEET WITH A CENTRAL ANGLE OF 10°24'28");
 THENCE EASTERLY 83.88 FEET ALONG AN ARC OF A 202.42 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 29°03'48" EAST, LONG CHORD BEARS SOUTH 72°48'28" EAST, 83.28 FEET WITH A CENTRAL ANGLE OF 23°44'31");
 THENCE EASTERLY 69.49 FEET ALONG AN ARC OF A 172.97 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 05°19'17" WEST, LONG CHORD BEARS SOUTH 73°10'12" EAST, 69.02 FEET WITH A CENTRAL ANGLE OF 23°01'02");
 THENCE EASTERLY 78.79 FEET ALONG AN ARC OF A 192.96 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 28°20'19" EAST, LONG CHORD BEARS SOUTH 73°21'34" EAST, 78.25 FEET WITH A CENTRAL ANGLE OF 23°23'45");
 THENCE SOUTH 85°03'26" EAST, 82.47 FEET;
 THENCE SOUTH 28°21'35" EAST, 21.30 FEET;
 THENCE SOUTH 70°55'02" EAST, 55.83 FEET;
 THENCE NORTH 32°52'49" EAST 185.53 FEET;
 THENCE SOUTH 77°36'45" EAST 220.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE CITY OF ST. GEORGE BY QUIT CLAIM DEED RECORDED AUGUST 26, 2010 AS ENTRY NO. 20100028380, OFFICIAL WASHINGTON COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE THREAD OF THE VIRGIN RIVER, SAID POINT BEING SOUTH 00°32'03" WEST 2,686.48 FEET ALONG THE SECTION LINE TO THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33, AND SOUTH 1,228.33 FEET AND WEST 855.33

FEET FROM THE CORNER COMMON TO SECTIONS 28,29,32 AND 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 71°36'45" EAST 35.43 FEET TO THE TOP OF A RIP RAP ROCK WALL; THENCE WESTERLY THE FOLLOWING (20) COURSES ALONG THE TOP OF SAID RIP RAP ROCK WALL; THENCE SOUTH 32°52'49" WEST 183.53 FEET; THENCE NORTH 70°55'02" WEST 55.83 FEET; THENCE NORTH 28°21'35" WEST 21.30 FEET; THENCE NORTH 85°03'26" WEST 82.47 FEET; THENCE NORTH 79°12'30" WEST 39.33 FEET; THENCE NORTH 61°30'37" WEST 39.33 FEET; THENCE NORTH 61°24'57" WEST 34.69 FEET; THENCE NORTH 78°55'28" WEST 34.69 FEET; THENCE NORTH 78°44'36" WEST 41.86 FEET; THENCE NORTH 66°52'20" WEST 41.86 FEET; THENCE NORTH 55°43'59" WEST 69.83 FEET; THENCE NORTH 54°17'37" WEST 64.75 FEET; THENCE NORTH 61°49'21" WEST 64.75 FEET; THENCE NORTH 66°29'46" WEST 176.23 FEET; THENCE NORTH 71°57'49" WEST 38.75 FEET; THENCE NORTH 81°04'48" WEST 38.75 FEET; THENCE NORTH 71°04'09" WEST 45.25 FEET; THENCE NORTH 59°55'50" WEST 45.25 FEET; THENCE NORTH 51°21'40" WEST 15.52 FEET; THENCE NORTH 55°28'12" WEST 32.62 FEET TO THE EASTERLY LINE OF RIVER ROAD; THENCE NORTH 17°11'21" WEST 213.88 FEET ALONG THE EASTERLY LINE OF SAID RIVER ROAD TO THE THREAD OF THE VIRGIN RIVER; THENCE EASTERLY THE FOLLOWING (8) COURSES ALONG THE THREAD OF THE VIRGIN RIVER; THENCE SOUTHEASTERLY 170.47 FEET ALONG AN ARC OF A 462.06 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°14'42" WEST, LONG CHORD BEARS SOUTH 61°11'10" EAST 169.50 FEET WITH A CENTRAL ANGLE OF 21°08'17"); THENCE SOUTHEASTERLY 208.65 FEET ALONG AN ARC OF A 4,478.78 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 33°22'59" EAST, LONG CHORD BEARS SOUTH 57°57'06" EAST 208.63 FEET WITH A CENTRAL ANGLE OF 02°40'09"); THENCE SOUTHEASTERLY 330.11 FEET ALONG AN ARC OF A 35,280.07 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 30°42'50" WEST, LONG CHORD BEARS SOUTH 59°01'05" EAST 330.11 FEET WITH A CENTRAL ANGLE OF 00°32'10"); THENCE SOUTHEASTERLY 69.33 FEET ALONG AN ARC OF A 144.68 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 31°15'00" WEST, LONG CHORD BEARS SOUTH 45°01'17" EAST 68.67 FEET WITH A CENTRAL ANGLE OF 27°27'27"); THENCE SOUTHEASTERLY 66.26 FEET ALONG AN ARC OF A 92.28 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 58°42'27" EAST, LONG CHORD BEARS SOUTH 51°51'45" EAST 64.85 FEET WITH A CENTRAL ANGLE OF 41°08'24"); THENCE EASTERLY 153.31 FEET ALONG AN ARC OF A 589.19 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 24°05'36" EAST, LONG CHORD BEARS SOUTH 73°21'40" EAST 152.88 FEET WITH A CENTRAL ANGLE OF 14°54'32"); THENCE EASTERLY 109.83 FEET ALONG AN ARC OF A 87.23 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 23°44'21" EAST, LONG CHORD BEARS NORTH 77°40'12" EAST 102.72 FEET WITH A CENTRAL ANGLE OF 72°08'19"); THENCE NORTHEASTERLY 75.83 FEET ALONG AN ARC OF A 1,434.74 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°31'38" WEST, LONG CHORD BEARS NORTH 50°57'31" EAST 75.82 FEET WITH A CENTRAL ANGLE OF 03°01'42") TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO SHEFCO, LLC, A UTAH LIMITED LIABILITY COMPANY, BY WARRANTY DEED RECORDED APRIL 17, 2014 AS ENTRY NO. 20140011329, OFFICIAL WASHINGTON COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 1450 SOUTH STREET, SAID POINT BEING SOUTH 00°32'03" WEST 1464.69 FEET ALONG THE SECTION LINE AND WEST 954.91 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE OF 1450 SOUTH STREET;

THENCE WESTERLY 420.26 FEET ALONG AN ARC OF A 2,794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 05°57'55" WEST, LONG CHORD BEARS NORTH 88°20'38" WEST 419.86 FEET WITH A CENTRAL ANGLE OF 08°37'05"); THENCE WESTERLY 81.23 FEET ALONG AN ARC OF A 2,781.04 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°10'50" WEST, LONG CHORD BEARS NORTH 89°39'23" WEST 81.23 FEET WITH A CENTRAL ANGLE OF 01°40'25"); THENCE NORTH 01°23'25" WEST 114.07 FEET; THENCE NORTH 20°45'12" WEST 221.19 FEET; THENCE SOUTH 66°29'46" EAST 104.87 FEET; THENCE SOUTH 61°49'21" EAST 64.75 FEET; THENCE SOUTH 54°17'37" EAST 64.75 FEET; THENCE SOUTH 55°43'59" EAST 69.83 FEET; THENCE SOUTH 66°52'20" EAST 41.86 FEET; THENCE SOUTH 78°44'36" EAST 41.86 FEET; THENCE SOUTH 78°55'28" EAST 34.69 FEET; THENCE SOUTH 67°24'57" EAST 34.69 FEET; THENCE SOUTH 67°30'37" EAST 39.33 FEET; THENCE SOUTH 79°12'30" EAST 39.33 FEET; THENCE SOUTH 85°03'26" EAST 82.46 FEET; THENCE SOUTH 28°21'35" EAST 21.30 FEET; THENCE SOUTH 70°55'02" EAST 55.83 FEET; THENCE SOUTH 32°32'49" WEST 86.79 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF "JIFFY LUBE AT RIVER ROAD", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 9, 2014 AS ENTRY NO. 20140027603, OFFICIAL WASHINGTON COUNTY RECORDS.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF "MAVERICK ST. GEORGE SUBDIVISION", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 9, 2014 AS ENTRY NO. 20140027688, OFFICIAL WASHINGTON COUNTY RECORDS.

TAX SERIAL NUMBER: SG-5-2-32-251

PARCEL 3:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 1450 SOUTH STREET, SAID POINT BEING SOUTH 00°32'03" WEST 1464.69 FEET ALONG THE SECTION LINE AND WEST 954.91 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING: THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE OF 1450 SOUTH STREET; THENCE WESTERLY 420.26 FEET ALONG AN ARC OF A 2,794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 05°57'55" WEST, LONG CHORD BEARS NORTH 88°20'38" WEST 419.86 FEET WITH A CENTRAL ANGLE OF 08°37'05"); THENCE WESTERLY 81.23 FEET ALONG AN ARC OF A 2,781.04 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°10'50" WEST, LONG CHORD BEARS NORTH 89°39'23" WEST 81.23 FEET WITH A CENTRAL ANGLE OF 01°40'25"); THENCE NORTH 01°23'25" WEST 114.07 FEET; THENCE NORTH 20°45'12" WEST 221.19 FEET; THENCE SOUTH 66°29'46" EAST 104.87 FEET; THENCE SOUTH 61°49'21" EAST 64.75 FEET; THENCE SOUTH 54°17'37" EAST 64.75 FEET; THENCE SOUTH 55°43'59" EAST 69.83 FEET; THENCE SOUTH 66°52'20" EAST 41.86 FEET; THENCE SOUTH 78°44'36" EAST 41.86 FEET; THENCE SOUTH 78°55'28" EAST 34.69 FEET; THENCE SOUTH 67°24'57" EAST 34.69 FEET; THENCE SOUTH 67°30'37" EAST 39.33 FEET; THENCE SOUTH 79°12'30" EAST 39.33 FEET; THENCE SOUTH 85°03'26" EAST 82.46 FEET; THENCE SOUTH 28°21'35" EAST 21.30 FEET; THENCE SOUTH 70°55'02" EAST 55.86 FEET; THENCE SOUTH 32°52'49" WEST 86.79 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, JIFFY LUBE AT RIVER ROAD FINAL

PLAT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, MAVERICK ST. GEORGE SUBDIVISION, SAID POINT ALSO BEING SOUTH 1,206.35 FEET AND WEST 1,522.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, THE BASIS OF BEARING BEING THE SECTION LINE BETWEEN THE NORTHEAST AND EAST QUARTER CORNERS OF SAID SECTION BEARING SOUTH 0°32'03" WEST, AND RUNNING; THENCE NORTH 20°45'12" WEST 80.45 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, JIFFY LUBE AT RIVER ROAD FINAL PLAT; THENCE SOUTH 66°28'53" EAST 104.87 FEET; THENCE SOUTH 61°49'21" EAST 64.75 FEET; THENCE SOUTH 54°19'13" EAST 64.75 FEET; THENCE SOUTH 00°03'53" WEST 155.46 FEET; THENCE WEST 9.00 FEET; THENCE SOUTH 36.52 FEET; THENCE SOUTH 45°40'42" EAST 13.59 FEET; THENCE SOUTH 01°21'23" EAST 7.98 FEET TO THE NORTHERLY LINE OF 1450 SOUTH STREET; THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE OF 1450 SOUTH STREET; THENCE SOUTH 87°48'03" WEST 44.22 FEET; THENCE NORTH 89°39'22" WEST 81.24 FEET TO THE SOUTHEAST CORNER OF SAID MAVERICK ST. GEORGE SUBDIVISION; THENCE NORTHERLY THE FOLLOWING (2) COURSES ALONG THE EASTERLY LINE OF SAID MAVERICK ST. GEORGE SUBDIVISION; THENCE NORTH 01°23'25" WEST 114.06 FEET; THENCE NORTH 20°45'12" WEST 140.74 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: SG-5-2-32-256

PARCEL 4:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, JIFFY LUBE AT RIVER ROAD FINAL PLAT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, MAVERICK ST. GEORGE SUBDIVISION, SAID POINT ALSO BEING SOUTH 1,206.35 FEET AND WEST 1,522.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, THE BASIS OF BEARING BEING THE SECTION LINE BETWEEN THE NORTHEAST AND EAST QUARTER CORNER OF SAID SECTION BEARING SOUTH 0°32'03" WEST, AND RUNNING; THENCE NORTH 20°45'12" WEST 80.45 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, JIFFY LUBE AT RIVER ROAD FINAL PLAT; THENCE SOUTH 66°28'53" EAST 104.87 FEET; THENCE SOUTH 61°49'21" EAST 64.75 FEET; THENCE SOUTH 54°19'13" EAST 64.75 FEET; THENCE SOUTH 00°03'53" WEST 155.46 FEET; THENCE WEST 9.00 FEET; THENCE SOUTH 36.52 FEET; THENCE SOUTH 45°40'42" EAST 13.59 FEET; THENCE SOUTH 01°21'23" EAST 7.98 FEET TO THE NORTHERLY LINE OF 1450 SOUTH STREET; THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE OF 1450 SOUTH STREET; THENCE SOUTH 87°48'03" WEST 44.22 FEET; THENCE NORTH 89°39'22" WEST 81.24 FEET TO THE SOUTHEAST CORNER OF SAID MAVERICK ST. GEORGE SUBDIVISION; THENCE NORTHERLY THE FOLLOWING (2) COURSES ALONG THE EASTERLY LINE OF SAID MAVERICK ST. GEORGE SUBDIVISION; THENCE NORTH 01°23'25" WEST 114.06 FEET; THENCE NORTH 20°45'12" WEST 140.74 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: SG-5-2-32-257