

When recorded mail deed and tax notice to:
Dean T. Terry Investments, LLC
PO Box 717
St George, UT 84771-0717

DOC # 20190026183

Warranty Deed Page 1 of 2
Russell Shirts, Washington County Recorder
07/02/2019 01:56:39 PM Fee \$ 40.00
By DEAN T. TERRY INVEST



Tax I.D. No. part of W-209-D-1

WARRANTY DEED

Dean T. Terry Investments, LLC, a Utah Limited Liability Company, grantor(s), of St George, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Dean T. Terry Investments, LLC, a Utah Limited Liability Company, 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" - LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto 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 2nd of July, A. D. 2019.

Dean T. Terry Investments, LLC, a Utah Limited Liability Company

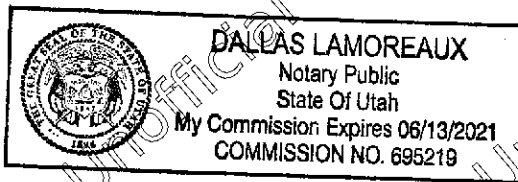

Dean T. Terry, Manager

NOTARY

STATE OF UTAH)

County of Washington) ss

On the 2nd day of July, 2019, personally appeared before me, Dean T. Terry, who being by me duly sworn, did say that he is the Manager of Dean T. Terry Investments, LLC., a Utah Limited Liability Company, and that said instrument was signed by him 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 Dean T. Terry acknowledged to me that said limited liability company executed the same.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 1°06'01" EAST ALONG THE SECTION LINE 1258.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 1°06'01" W ALONG THE SECTION LINE 316.68 FEET, THENCE NORTH 79°06'28" WEST 73.57 FEET; THENCE NORTH 89°54'23" WEST 127.26 FEET; THENCE SOUTH 80°46'09" WEST 126.08 FEET; THENCE SOUTH 71°15'32" WEST 63.70 FEET; THENCE SOUTH 64°07'29" WEST 111.97 FEET; THENCE SOUTH 57°54'41" WEST 115.65 FEET; THENCE SOUTH 57°51'52" WEST 173.91 FEET; THENCE SOUTH 63°34'52" WEST 62.67 FEET; THENCE SOUTH 86°46'23" WEST 285.34 FEET; THENCE NORTH 87°04'59" WEST 55.24 FEET; THENCE NORTH 89°39'33" WEST 103.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 1000 EAST STREET (ALSO KNOWN AS COMMERCE BLVD), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWENTY ONE (21) COURSES: SAID POINT BEING A POINT OF CURVATURE TO A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, WHICH RADIUS POINT BEARS S 77°49'32" E, (1) ALONG THE ARC OF SAID CURVE 4.56 FEET THROUGH A CENTRAL ANGLE OF 13°03'51", TO A POINT OF CURVATURE TO A 690.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (2) ALONG THE ARC OF SAID CURVE 43.90 FEET THROUGH A CENTRAL ANGLE OF 3°38'44", TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) ALONG THE ARC OF SAID CURVE 6.44 FEET THROUGH A CENTRAL ANGLE OF 18°27'31", (4) N 47°20'34" E 36.46 FEET TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE LEFT, (5) ALONG THE ARC OF SAID CURVE 5.09 FEET THROUGH A CENTRAL ANGLE OF 14°34'38", TO A POINT OF CURVATURE TO A 678.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) ALONG THE ARC OF SAID CURVE 136.34 FEET THROUGH A CENTRAL ANGLE OF 11°31'19", TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (7) ALONG THE ARC OF SAID CURVE 32.27 FEET THROUGH A CENTRAL ANGLE OF 92°26'19"; (8) THENCE NORTH 46°43'33" EAST 50.00 FEET; (9) NORTH 43°16'27" WEST 12.60 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (10) ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (11) NORTH 46°43'33" EAST 259.16 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (12) ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'07", (13) NORTH 47°42'12" EAST 50.00 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT NON-TANGENT CURVE TO THE RIGHT, WHICH RADIUS POINT BEARS NORTH 47°23'40" EAST, (14) ALONG THE ARC OF SAID CURVE 32.04 FEET, THROUGH A CENTRAL ANGLE OF 91°47'05", TO A POINT OF CURVATURE TO A 1460.00 FOOT COMPOUND CURVE TO THE RIGHT, (15) ALONG THE ARC OF SAID CURVE 640.04 FEET THROUGH A CENTRAL ANGLE OF 25°07'03"; (16) THENCE N 78°44'25" E 141.98 FEET; (17) NORTH 15°42'12" WEST 0.47 FEET, (18) NORTH 74°17'54" EAST 155.52 FEET, TO A POINT OF CURVATURE TO A 55.50 FOOT RADIUS CURVE TO THE RIGHT, (19) ALONG THE ARC OF SAID CURVE 53.13 FEET, THROUGH A CENTRAL ANGLE OF 54°51'11", TO A POINT OF CURVATURE TO A 129.50 FOOT REVERSE CURVE TO THE LEFT, (20) ALONG THE ARC OF SAID CURVE 34.90 FEET, THROUGH A CENTRAL ANGLE OF 15°26'28", TO A POINT OF CURVATURE TO A 85.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT AND (21) ALONG THE ARC OF SAID CURVE 75.49 FEET, THROUGH A CENTRAL ANGLE OF 50°35'20", SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF WASHINGTON PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 15°42'04" EAST 83.89 FEET, (2) SOUTH 74°17'56" WEST 7.00 FEET AND (3) SOUTH 15°42'04" EAST 51.00 FEET; THENCE SOUTH 74°16'29" WEST 232.01 FEET TO THE POINT OF BEGINNING.

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