

Warranty Deed Page 1 of 5  
Russell Shirts Washington County Recorder  
02/06/2018 11:13:16 AM Fee \$38.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
RG IV, LLC, a Utah limited liability company  
2265 E. Murray Holladay Rd.  
Holladay, UT 84117



File No.: 90614-AH

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## WARRANTY DEED

Howard W. Jones, who also appears of record as Howard Wendell Jones and Becky C. Jones and Howard W. Jones and Becky C. Jones, Trustees of the Howard W. Jones and Becky C. Jones Family Trust, dated the 28th day of May, 1988 1998

GRANTOR(S) of Cedar City, State of Utah, hereby Conveys and Warrants to  
RG IV, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, State of Utah  
for the sum of Ten and no/100 (\$10.00) DOLLARS  
and other good and valuable consideration, the following described tract of land in Washington County,  
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 1033-HV, 1034-A-HV, 1036-B-HV, 1037-A-HV, 1049-A-HV, 1050-HV, 1051-HV and  
1055-HV (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter, covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

File No. 90614-AH

Dated this 1 day of February, 2018.

BY: Howard Jones  
Howard W. Jones

BY: Becky C. Jones  
Becky C. Jones

The Howard W. Jones and Becky C. Jones  
Family Trust, dated the 28th day of May, ~~1988~~ 1998

BY: Howard Jones  
Howard W. Jones  
Trustee

BY: Becky C. Jones  
Becky C. Jones  
Trustee

STATE OF UTAH  
COUNTY OF IRON

The foregoing instrument was acknowledged before me this 1 day of February, 2018 by Howard W. Jones and Becky C. Jones.

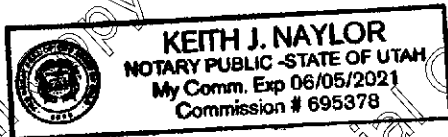
[Signature]  
Notary Public



STATE OF UTAH  
COUNTY OF IRON

On the 1 day of February, 2018, personally appeared before me Howard W. Jones and Becky C. Jones, Trustee(s) of the Howard W. Jones and Becky C. Jones Family Trust, dated the 28th of May, 1998, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]  
Notary Public



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**EXHIBIT A**

**PARCEL 1:**

The Southeast quarter and the South 69.46 rods of the South one-half of the Northeast quarter of Section 34, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 35, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running thence North 40 feet; thence Northwesterly 5700 feet, more or less, to a point South 1253 feet and West 426 feet from the Northeast corner of Section 34, Township 38 South, Range 11 West; thence Northwesterly to a point East 400 feet from the North quarter corner of Section 34; thence West 1060 feet; thence South 2640 feet to the center section line; thence East 660 feet to the center of Section 34; thence North 944.6 feet; thence East 8360 feet; thence North 375.4 feet; thence West 440 feet to the point of beginning.

**PARCEL 2:**

The South 69.46 rods of the North one-half of Section 35, Township 38 South, Range 11 West, Salt Lake Base and Meridian; the Southwest quarter of Section 35, Township 38 South, Range 11 West, Salt Lake Base and Meridian; the West one-half of the Southeast quarter and beginning at the Southeast corner of said Section 35 and running thence North 880 feet; thence North 60°30' West 407 feet; thence North 80° West 220 feet; thence North 383 feet; thence North 80° East 200 feet; thence South 69° East 400 feet, more or less, to a point 65.50 feet from the Southeast corner of the Northeast quarter of the Southeast quarter of Section 35; thence North along the East line of said Section 35, a distance of 1254.5 feet, more or less, to the East quarter corner; thence West 1320 feet; thence South 2640 feet; thence East 1320 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 35, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running thence North 40 feet; thence Northwesterly 5700 feet, more or less, to a point South 1253 feet and West 426 feet from the Northeast corner of Section 34, Township 38 South, Range 11 West; thence Northwesterly to a point East 400 feet from the North quarter corner of Section 34; thence West 1060 feet; thence South 2640 feet to the center section line; thence East 660 feet to the center of Section 34; thence North 944.6 feet; thence East 8360 feet; thence North 375.4 feet; thence West 440 feet to the point of beginning.

**PARCEL 2A:**

TOGETHER WITH a 60.00 foot ingress and egress easement as created in that certain Access Easement Agreement recorded November 7, 2017 as Entry No. 20170045065 in the official records of the Washington County Recorder, described as 30.00 feet on both sides of the following described centerline:

Beginning at a point South 89°36'16" East along the quarter section line 440.00 feet and North 00°15'35" West 32.00 feet from the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence North 90°00'00" East 40.00 feet; thence North 53°00'00" East 135.00 feet; thence North 20°00'00" East 195.00 feet; thence North 17°00'00" West 125.00 feet; thence North 08°00'00" East 85.00 feet; thence North 45°00'00" East 255.00 feet; thence North 11°00'00" East 110.00 feet; thence North 08°00'00" West 110 feet; thence North 36°00'00" West 360.00 feet; thence North 44°00'00" West 310.00 feet; thence North 59°00'00" West 320.00 feet; thence North 52°00'00" West 450.00 feet; thence North 05°30'00" West 495.00 feet; thence North 16°00'00" East 105.00 feet;

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thence South 57°00'00" East 445.00 feet; thence South 52°00'00" East 625.00 feet; thence North 64°00'00" East 145.00 feet, more or less, to the centerline of an existing county road.

**PARCEL 2B:**

TOGETHER WITH a 25.00 foot ingress and egress easement as created in that certain Access Easement Agreement recorded November 7, 2017 as Entry No. 20170045066 in the official records of the Washington County Recorder, described as 12.50 feet on both sides of the following described centerline:

Beginning at a point South 89°54'00" East along the section line 1,065.64 feet and North 00°00'00" East 1,215.98 feet, more or less, to the centerline of an existing county road (Kolob Reservoir Road) from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence along the centerline of an existing road the following courses: thence South 09°00'00" West 235.21 feet to the point of curvature of a curve to the right (Delta = 53°00'00", Radius = 150.00 feet, Chord = South 35°30'00" West 133.86 feet) thence along the arc of said curve 138.75 feet; thence South 62°00'00" West 193.33 feet to the point of curvature of a curve to the right (Delta = 24°00'00", Radius = 150.00 feet, Chord = South 74°00'00" West 62.37 feet) thence along the arc of said curve 62.37 feet; thence South 86°00'00" West 147.14 feet to the point of curvature of a curve to the left (Delta = 08°00'00", Radius = 150.00 feet, Chord = South 82°00'00" West 41.85 feet) thence along the arc of said curve 41.89 feet; thence South 78°00'00" West 358.54 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = South 67°15'00" West 55.96 feet) thence along the arc of said curve 56.29 feet; thence South 56°30'00" West 257.86 feet to the point of curvature of a curve to the right (Delta = 07°30'00", Radius = 150.00 feet, Chord = South 60°15'00" West 39.24 feet) thence along the arc of said curve 39.27 feet; thence South 64°00'00" West 790.84 feet to the point of curvature of a curve to the right (Delta = 52°30'00", Radius = 150.00 feet, Chord = North 89°45'00" West 132.69 feet) thence along the arc of said curve 137.44 feet; thence North 63°30'00" West 119.57 feet to the point of curvature of a curve to the left (Delta = 11°00'00", Radius = 150.00 feet, Chord = North 69°00'00" West 28.75 feet) thence along the arc of said curve 28.80 feet; thence North 74°30'00" West 124.90 feet to the point of curvature of a curve to the right (Delta = 17°00'00", Radius = 150.00 feet, Chord = North 66°00'00" West 44.34 feet) thence along the arc of said curve 44.51 feet; thence North 57°30'00" West 179.22 feet to the point of curvature of a curve to the left (Delta = 17°30'00", Radius = 300.00 feet, Chord = North 66°15'00" West 91.27 feet) thence along the arc of said curve 91.63 feet; thence North 75°00'00" West 172.62 feet to the point of curvature of a curve to the right (Delta = 11°30'00", Radius = 300.00 feet, Chord = North 69°15'00" West 60.11 feet) thence along the arc of said curve 60.21 feet; thence North 63°30'00" West 241.18 feet to the point of curvature of a curve to the right (Delta = 09°00'00", Radius = 300.00 feet, Chord = North 59°00'00" West 47.08 feet) thence along the arc of said curve 47.12 feet; thence North 54°30'00" West 387.91 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = North 65°15'00" West 55.96 feet) thence along the arc of said curve 56.29 feet; thence North 76°00'00" West 351.58 feet to the point of curvature of a curve to the right (Delta = 25°30'00", Radius = 150.00 feet, Chord = North 63°15'00" West 66.21 feet) thence along the arc of said curve 66.76 feet; thence North 50°30'00" West 212.72 feet to the point of curvature of a curve to the left (Delta = 40°30'00", Radius = 150.00 feet, Chord = North 70°45'00" West 103.84 feet) thence along the arc of said curve 106.03 feet; thence South 89°30'00" West 142.86 feet to the point of curvature of a curve to the right (Delta = 21°00'00", Radius = 150.00 feet, Chord = North 80°30'00" West 54.67 feet) thence along the arc of said curve 54.98 feet; thence North 70°00'00" West 46.20 feet, more or less, to the West line of Washington County Water Conservancy District property and the point of ending. Said point being South 89°54'00" West 3240.46 feet and North 00°00'00" East 1140.43 feet from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

**PARCEL 3:**

The South 944.6 feet of the West 440.00 feet of the Southwest quarter of the Northwest quarter of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

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**PARCEL 4:**

Beginning at the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running thence East 766.5 feet; thence Southeasterly to a point 150.0 feet West of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 36; thence West 1045.0 feet, more or less, from a point 125.0 feet East of the Southwest corner of said Northwest quarter of the Southwest quarter; thence Northwesterly to a point 65.5 feet North of said Southwest corner of said Northwest quarter of the Southwest quarter; thence North 1254.5 feet, more or less, to the point of beginning.

**PARCEL 5:**

The Northwest quarter; the North one-half of the Northeast quarter; the West one-half of the Southwest quarter of Section 2, Township 39 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the West 1/16 corner between Sections 2 and 11, Township 39 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°46'18" West 759.07 feet; thence North 16°39'17" East 2732.49 feet to the center-West 1/16 corner of said Section 2; thence South 00°31'39" West 2614.95 feet to the point of beginning.

**PARCEL 6:**

All of sectional Lots 1, 2 and 3; the Southwest quarter of the Northeast quarter; the West one-half of the Southeast quarter; the Southeast quarter of the Southeast quarter, also beginning at a point East 30 rods from the Northwest corner of the Southwest quarter of the Southwest quarter of Section 3, Township 39 South, Range 11 West, Salt Lake Base and Meridian and running thence East 130 rods; thence South 80 rods; thence West 58 rods; thence Northwesterly to the point of beginning.

**PARCEL 7:**

All of sectional Lot 4; the Southeast quarter of the Northwest quarter and the North one-half of the Southwest quarter of Section 3, Township 39 South, Range 11 West, Salt Lake Base and Meridian.

**PARCEL 8:**

Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 10, Township 39 South, Range 11 West, Salt Lake Base and Meridian and running thence Southwesterly 92.19 rods to a point 60 rods West of a point 10 rods North of the quarter corner between Sections 10 and 11; thence Northwesterly 214.4 rods to a point which lies East 22 rods from the Northwest corner of the Northeast quarter of the Northwest quarter; thence East 218 rods to the Northeast corner of Section 10; thence South 80 rods to the point of beginning.