

Recorded at Request of
Shawn Farris
Farris & Utley, PC
2107 W. Sunset Blvd, 2nd Floor
St. George, UT 84770

00702688

B: 1387 P: 22 Fee \$14.00
Debbie B. Johnson, Iron County Recorder Page 1 of 2
09/06/2017 10:02:04 AM By FARRIS & UTLEY



Send Tax Notice to:
Northscape Ventures I, LLC
2107 W Sunset Blvd, 2nd Floor
St. George, UT 84770

B-1459-0001-0019

WARRANTY DEED

Aaron Smith, GRANTOR, hereby conveys, warrants and transfers all right, title and interest in the following described parcel of real property situated in Iron County, State of Utah, in consideration for ten dollars and other valuable consideration, to **Northscape Ventures I, LLC, GRANTEE**.

Parcel 2

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S01°09'20"E, ALONG THE SECTION LINE, 859.75 FEET; THENCE N90°00'00"E, 1,011.13 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 18°12'14". (RADIUS POINT BEARS S83°56'05"W); THENCE SOUTHERLY ALONG SAID CURVE, 31.77 FEET; THENCE S12°08'19"W, 72.94 FEET; THENCE S87°20'02"W, 140.36 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 07°53'10". (RADIUS POINT BEARS N88°00'54"W); SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF PROVIDENCE CENTER DRIVE; THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID DRIVE, 125.94 FEET; THENCE CONTINUING ALONG SAID DRIVE N05°54'04"W, 90.95 FEET; THENCE DEPARTING SAID DRIVE AND RUNNING N84°07'32"E, 8.64 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.50 FEET AND A CENTRAL ANGLE OF 56°49'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 30.24 FEET; THENCE S39°03'28"E, 32.47 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 57°00'26"; THENCE EASTERLY ALONG SAID CURVE, 19.90 FEET; THENCE N83°56'05"E, 90.06 FEET; THENCE S06°03'55"E, 73.99 FEET TO THE POINT OF BEGINNING. CONTAINING 0.65 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITIES EASEMENT, ALONG THE WEST PROPERTY LINE ADJACENT TO PROVIDENCE CENTER DRIVE.

SUBJECT TO AND TOGETHER WITH 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH PROPERTY LINE.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO EASEMENTS, Rights of Way and Restrictions of Record and those enforceable in law and equity.

Parcel No: B-1459-0001-0019


WITNESS the hand of said Grantor on this date: 14 day of August, 2017.



Aaron Smith, Grantor

NOTARY

On the 14th day of August, 2017, personally appeared before me, Aaron Smith, the signer of the present transfer deed, who duly acknowledged to me that he executed the same for its stated purpose.



Notary Public



00702688

B: 1387 P: 23 Fee \$14.00
Debbie B. Johnson Iron County Recorder Page 2 of 2
09/06/2017 10:02:04 AM By FARRIS & UTLEY



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B-1459-0001-0019

00718375

B: 1421 P: 1129 Fee \$13.00
Debbie B. Johnson, Iron County Recorder Page 1 of 2
08/27/2018 12:44:14 PM By FARRIS & UTLEY PC

WARRANTY DEED

Brenda A. Smith, GRANTOR, hereby conveys, warrants and transfers all right, title and interest in the following described parcel of real property situated in Iron County, State of Utah, in consideration for ten dollars and other valuable consideration, to **Northscape Ventures I, LLC, GRANTEE**:

Parcel 2

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE S01°09'20"E, ALONG THE SECTION LINE, 859.75 FEET; THENCE N90°00'00"E, 1,011.13 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 18°12'14". (RADIUS POINT BEARS S83°56'05"W); THENCE SOUTHERLY ALONG SAID CURVE, 31.77 FEET; THENCE S12°08'19"W, 72.94 FEET; THENCE S87°20'02"W, 140.36 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 915.00 FEET, AND A CENTRAL ANGLE OF 07°53'10". (RADIUS POINT BEARS N88°00'54"W); SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF PROVIDENCE CENTER DRIVE: THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID DRIVE, 125.94 FEET; THENCE CONTINUING ALONG SAID DRIVE N05°54'04"W, 90.95 FEET; THENCE DEPARTING SAID DRIVE AND RUNNING N84°07'32"E, 8.64 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.50 FEET AND A CENTRAL ANGLE OF 56°49'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 30.24 FEET; THENCE S39°03'28"E, 32.47 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 57°00'26"; THENCE EASTERLY ALONG SAID CURVE, 19.90 FEET; THENCE N83°56'05"E, 90.06 FEET; THENCE S06°03'55"E, 73.99 FEET TO THE POINT OF BEGINNING. CONTAINING 0.65 ACRES.

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SUBJECT TO AND TOGETHER WITH 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH PROPERTY LINE.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO EASEMENTS, Rights of Way and Restrictions of Record and those enforceable in law and equity.

Parcel No: B-1459-0001-0019

WITNESS the hand of said Grantor on this date: 10th day of August, 2018.

Brenda A. Smith, Grantor

Brenda A. Smith, Grantor

STATE OF CALIFORNIA)

: ss.

COUNTY OF CONTRA COSTA)

On the 10th day of August, 2018, personally appeared before me, Brenda A. Smith, the signer of the present transfer deed, who duly acknowledged to me that she executed the same for its stated purpose.



Camille M. Schroeder

Notary Public

00718375

B: 1421 P: 1130 Fee \$13.00
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08/27/2018 12:44:14 PM By FARRIS & UTLEY PC

