UMOFFICIAL FFICIAL COP Recorded at Request of Farris & Utley, PC 2107 W. Sunset Blvd, 2<sup>nd</sup> Floor St. George, UT 84770

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

B-1459-0001-0019

## WARRANTY DEED

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

## Parcel 2

UNOFFICIAL

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 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 (F) REET 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 35"W); THENCE SOUTHERED 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 FEER AND A CENTRAL ANGLE OF 07°53'10". (RADIUS POINT BEARS (188000'54"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 BRIVE N05°54'04"W, 90.95 FEET; THENCE DEPARTING SAID DRIVE AND RUNNING N84°07'32" 5.64 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, 3247 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 806%03'55"E, 73.99 FEET TO THE POINT OF BEGIŇNING. CONTAINING 0.65 AČŘES. UMOFFICIAL UMOFFICIAL UMOFFICIAL

UNOFFICIAL SAUCISICOPY NOFFICIAL COPY Afficial COPY AN EXISTING 20.00 FOOT WIDE LASEMENT, ALONG THE WEST PROPERTY LINE SUBJECT TO AND TOGETHER WITH 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH PROPERTY LINE. TOGETHER WITH all improvements and apput WIDE RUBLIC UTILITIES WIDE RUBLIC UTILITIES 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 SS the hand of said Gramman UMOSFICIAL day of August, 2019. WITNESS the hand of said Grantor on this date: NOTARY - UNOFFICIAL COPY Qh the  $4^{10}$  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. UNOFFICIAL MOFFICIAI lotary Public UMOFFICIAL UMOFFICIAL - Lial Copy **KYLE** TOPHAM v Public Commission Expires 11-10-2019 COMMISSION NO. 686050 UMOFFICIALCOPN UNOFFICIAL COPY ohnson, Iron County Recorder 10:02 04 AM By FARRIS & UTLEY

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

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

B-1459-0001-0019

## 00/18375B: 1421 P: 1129 Debbie B

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 3 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 SOUTHEREY 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 AESO 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 ING SEELCHOUL UMOHTICIOU UMOFFICIAL 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: 10 day of August, 2018.

: SS.

Brenda a.

Brenda A. Smith, Grantor

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On the  $10^{++}$  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 - California Contra Costa County Commission # 2163549 My Comm. Expires Sep 20, 2020

Notary Public

