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Recorded at the request of:
RCSG, LLC

DOC # 20220009398

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
02/16/2022 11:37:44 AM Fee \$ 40.00
By JENKINS & BAGLEY



After recording mail to:
JENKINS BAGLEY SPERRY, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770
(Courtesy Recording)

After recording send tax notices to:
RCSG, LLC
2306 E 3860 S
Saint George, UT 84790


QUITCLAIM DEED

TMK Family Trust, LLC, an individual, as Grantor, hereby grants, for the sum of 10 dollars (\$10.00) and other good and valuable consideration, and QUITCLAIMs to RCSG, LLC, a Utah limited liability company, as Grantee, the following described real property located in Washington County, State of Utah:

See Exhibit A

WITNESS the hand of said Grantor, this 12 day of JAN, 2022.

GRANTOR:
TMK FAMILY TRUST, LLC


By: Trent Kirby
Its: Manager

STATE OF UTAH)
)
) :ss.
County of Washington)

On this 12 day of January, 2022 personally appeared before me Trent Kirby, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the Manager of TMK Family Trust, LLC, and that he/she executed the foregoing quitclaim deed on behalf said limited liability company being authorized and empowered to do so by the operating agreement of said Company or resolution of its managers, and he/she acknowledged before me that such Company executed the same for the uses and purposes stated therein.



NOTARY PUBLIC



EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point on the westerly line of 1490 East Circle, said point being South 00°32'03" West 4,313.40 feet along and beyond the section line and West 704.89 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 419.46 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 Southwest 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 South 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") to the westerly line of Boulder Springs Villas Phase 3;

thence southerly the following (2) courses along said westerly line of Boulder Springs Village Phase 3;

thence South 61°28'00" East 66.33 feet;

thence South 11°28'48" East 420.38 feet to the northerly line of The Boulders Phase 1;

thence South 78°31'12" West 577.28 feet along said northerly line of The Boulders Phase 1 to the easterly line of River Road;

thence northerly the following (4) courses along said westerly line of River Road;

thence North 255.52 feet along an arc of a 1,196.28 foot radius curve to the left (center bears South 78°16'50" West, long chord bears North 17°50'18" West 255.03 feet with a central angle of 12°14'17");

thence North 23°57'21" West 404.73 feet;

thence North 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°34'21" West 332.25 feet with a central angle of 06°46'00");

thence North 17°11'21" West 215.77 feet;

thence North 20°44'15" East 32.60 feet to the southerly line of 1450 South Street;

thence easterly the following (12) courses along said southerly line of 1450 South Street and the westerly line of 1490 East Circle;

thence East 14.06 feet along an arc of a 34.07 foot radius curve to the right (center bears South 29°12'25" East, long chord bears North 72°35'53" East 13.96 feet with a central angle of 23°36'36");

thence North 82°51'26" East 16.67 feet;

thence East 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°34'43" East 68.96 feet with a central angle of 01°27'31");

thence East 179.27 feet along an arc of a 2,709.18 foot radius curve to the right (center bears South 01°51'19" East, long chord bears South 89°57'34" East 179.23 feet with a central angle of 03°47'29");

thence East 143.08 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 01°54'02" East, long chord bears North 89°37'09" East 143.07 feet with a central angle of 03°02'23");

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thence Southeast 29.86 feet along an arc of a 19.00 foot radius curve to the right (center bears South 01°08'21" West, long chord bears South 43°50'26" 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 Northeast 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°45'51" East 49.68 feet with a central angle of 129°10'13");
thence East 30.55 feet along an arc of a 48.50 foot radius curve to the left (center bears North 40°20'58" East, long chord bears South 67°41'40" East 30.05 feet with a central angle of 36°05'16");
thence East 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 Southeast 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 Point of Beginning.

Containing 784,966 square feet or 18.02 acres.

Parcel #: SG-5-2-32-22001

Parcel #: SG-5-2-32-2316

Parcel #: SG-5-2-32-246

Parcel #: SG-5-2-32-224

Parcel #: SG-5-2-32-225

Parcel #: SG-5-2-32-226

Parcel #: SG-5-2-32-227

Parcel #: SG-5-2-32-228

Parcel #: SG-5-2-32-229