

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
05/26/2017 04:25:01 PM Fee \$15.00 By
INFINITY TITLE INSURANCE AGENCY LLC

WHEN RECORDED RETURN TO:

NB DIXIE TREE, LLC
244 S 700 EAST
ST GEORGE, UT 84770
Tax ID No.: SG-1036-A-2-A
SG-1027-B

WARRANTY DEED

MKE REAL ESTATE, LLC a Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to NB DIXIE TREE, LLC, a Delaware Limited Liability Company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this ~~25th~~ ^{24th} day of May, 2017.

MKE REAL ESTATE, LLC A UTAH LIMITED LIABILITY COMPANY

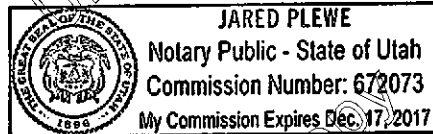

DENNIS JEREMY BACK
MANAGER

State of Utah
County of Washington

Dennis Jeremy Back, Manager
hl

On this 24th day of May, 2017, personally appeared before me, the undersigned Notary Public, personally appeared MKE REAL ESTATE, LLC a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 12/17/17



**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL 1:

BEGINNING AT A POINT 8.0 RODS SOUTH OF THE NORTHEAST CORNER OF LOT EIGHT (8), BLOCK FORTY-ONE (41), PLAT "B", ST. GEORGE CITY SURVEY, AND RUNNING THENCE SOUTH ALONG THE EAST LOT LINE A DISTANCE OF 82.5 FEET; THENCE WEST 132.0 FEET, MORE OR LESS, TO THE WEST LOT LINE OF SAID LOT 8; THENCE NORTH 82.5 FEET, TO A POINT 8.0 RODS SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST 132.0 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 8, BEING THE POINT OF THE BEGINNING.

PARCEL 2:

BEGINNING AT THE POINT 214.50 FEET SOUTH OF THE NORTHEAST CORNER OF LOT EIGHT (8), BLOCK FORTY-ONE (41), PLAT "B", ST. GEORGE CITY SURVEY, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOTS 8 AND 1 IN SAID BLOCK, A DISTANCE OF 78.00 FEET, TO A POINT 28.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK; THENCE WEST 120.0 FEET; THENCE NORTH 78.0 FEET; THENCE EAST 120 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, BEING THE POINT OF BEGINNING.

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/26/2017 04:37:19 PM Fee \$12.00 By
INFINITY TITLE INSURANCE AGENCY LLC

WHEN RECORDED RETURN TO:
NB DIXIE TREE, LLC
16B JOURNEY, SUITE 200
ALISO VIEJO, CA 92656

Tax ID No.: SG-1146-A

WARRANTY DEED

MICHAEL MCCLAIN AND ROBBIE MCCLAIN AS TRUSTEES OF THE MCCLAIN FAMILY TRUST, DATED AUGUST 14, 2003, AS AMENDED, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to NB DIXIE TREE, LLC, a Delaware Limited Liability Company GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

THE SOUTH HALF OF LOT FOUR (4) IN BLOCK FIFTY-FIVE (55), PLAT "B", OF THE ST. GEORGE CITY SURVEY, ACCORDING TO THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 25th day of May, 2017.

THE MCCLAIN FAMILY TRUST, DATED AUGUST 14, 2003, AS AMENDED

Michael McClain
MICHAEL MCCLAIN
TRUSTEE

Robbie McClain
ROBBIE MCCLAIN
TRUSTEE

State of Utah
County of Wasatch

On this 25th day of May, 2017, personally appeared before me, the undersigned Notary Public, personally appeared MICHAEL MCCLAIN AND ROBBIE MCCLAIN AS TRUSTEES OF THE MCCLAIN FAMILY TRUST, DATED AUGUST 14, 2003, AS AMENDED, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public
My commission expires: 12/17/17

