

EXHIBIT A

00622103 Bk 1271 Pg 0173

PARCEL 1:

Beginning at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 13, Township 42 South, Range 15 West, S.L.M., and running thence West 50 rods; thence South 80 rods; thence East 10 rods; thence South 22 rods; thence East 40 rods; thence North 102 rods to the place of beginning, containing 30.5 acres, more or less.

Together with all improvements thereon and all appurtenances thereunto belonging, including what is known as Kelly Spring, situate North of said land, and an undivided 3/14 in and to what is known as Pace Spring; also a reservoir used in connection with the waters of said spring, said spring and reservoir both being situate in the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 13, Township 42 South, Range 15 West, S.L.M., the waters of said spring being used for culinary and irrigation purposes.

PARCEL 2:

Beginning at the Northwest corner of Section 13, Township 42 South, Range 15 West, S.L.M., and running thence South 240 rods; thence at right angles East 1170 feet; thence at right angles North 500 feet, more or less, to the Southerly boundary line of U.S. Highway #91; thence North 84°19' East 150 feet, more or less, to the East boundary line of the Northwest quarter of the Southwest quarter (NW1/4SW1/4) of said Section 13; thence North 1762 feet, more or less, to a point 22 rods South of the Southeast corner of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 13; thence West 40 rods; thence North 22 rods; thence West 10 rods; thence North 80 rods; thence West 30 rods, more or less, to the point of beginning.

Less 3.05 acres for a highway, leaving 84.65 acres, more or less.

Together with all improvements thereon and all appurtenances thereunto belonging including 11/14 of spring water arising upon these premises.

PARCEL 3:

All of Block 26 and 27, of the A.R. Whitehead Survey, situated in the Southeast Quarter (SE1/4) of Section 15, Township 42 South, Range 15 West, of the Salt Lake Base & Meridian, as shown on the Official Map of said survey on file in the Office of the Recorder of Washington County, State of Utah.

Less and Excepting that portion thereof deeded to the Utah State Road Commission for Interstate #15.

PARCEL 4:

BEGINNING at a point S 89°31'20" W. 915.77 feet along the 1/4 Section Line from the E1/4 corner of Section 15, T42S, R15W, SLB&M and running thence S 89°31'20" W. 466.02 feet to the E right of way line of I-15 Freeway; thence along said E right of way line as follows: N. 50°55' E. 107.58 feet; thence N. 57°26' E. 352.28 feet; thence N 46°47' E. 116.80 feet; thence leaving said right of way line and running thence S. 1°15' E. 22.46 feet; thence S 311.09 feet to the point of beginning.

PARCEL 5:

All of 100 North Street from the West line of 400 West Street to the East line of 500 West Street lying adjacent to Blocks 20 and 27 of the A. R. Whitehead Entry in the Southeast 1/4 of Section 15, Township 42 South, Range 15 West, SLB&M Utah, as Recorded on the Official Washington County Records.

LESS & EXCEPTING therefrom any portion lying within the following:

BEGINNING at a point South 89°58'45" West 132.0 feet along the Block line from the Northeast Corner of Block 20 of A.R. Whiteheads Entry in Washington Town located in the Southeast Quarter (SE1/4) of Section 15, Township 42 South, Range 15 West, of the Salt Lake Base Line and Meridian and running thence South 0°18' West 91.10 feet along a line which is parallel to the East line of said Block 20; thence South 89°58'45" West 137.60 feet; thence North 4°25' West 120.53 feet; thence North 82°20' East 148.95 feet; thence South 0°18' West 48.90 feet to the point of beginning.

PARCEL 6:

All of 500 West Street from the North line of 100 North Street to the Southerly right of way line of Interstate Highway #15 and lying adjacent to Blocks 26 and 27, of the A.R. Whitehead Entry in the Southeast 1/4 of Section 15, Township 42 South, Range 15 West, SLB&M Utah as recorded on the Official Washington County Records.

PARCEL 7:

BEGINNING at a point S 89°58'45" W. 132.00 feet along the Block line from the NE Corner of Block 20 of the A.R. Whitehead's Entry in Washington Town located in the SE 1/4 of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence S. 0°18' W. 91.10 feet along a line which is parallel to the East line of said Block 20; thence S 89°58'45" W. 137.60 feet; thence N 4°25' W. 120.53 feet; thence N 82°20' E. 148.95 feet; thence S. 0°18' W. 48.90 feet to the point of beginning.

TOGETHER with a Non-Exclusive R/W for ingress & egress from said land to 500 West Street.



When recorded mail deed and tax notice to:

Cindy H. Turner
469 North Bluegrass Street
Washington, UT 84780

Space Above This Line for Recorder's Use

Tax I.D. No. W-9-C

WARRANTY DEED

Cindy Turner, Trustee of the Rhaldo A. Turner Trust Dated February 28, 2006, Restatement dated September 17, 2018 who acquired title as The Rhaldo A. Trust dated February 28, 2006, grantor(s), of Washington, County of Washington, State of Utah, hereby CONVEY and WARRANT to

R.A. Turner Family, LLC a Utah Limited Company, grantee(s) of Washington, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A" Legal Description

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7 day of April, 2021.

The Rhaldo A. Turner Trust Dated February 28, 2006 Restatement Dated September 17, 2018

By: Cindy Turner
Cindy Turner, Trustee

STATE OF Utah)
)
) :ss.
COUNTY OF Washington)

On the 7 day of April, 2021, personally appeared before me, Cindy Turner, Trustee of The Rhaldo A. Turner Trust Dated February 28, 2006 Restatement Dated September 17, 2018, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



Joey Wilson
NOTARY PUBLIC

My Commission Expires: 6/8/2023

Tax I.D. No. W-9-C

EXHIBIT "A"

Beginning at a point South 89°58'45" West 132.00 feet along the Block line from the Northeast Corner of Block 20 of the A.R. Whitehead's Entry in Washington Town in the Southeast Quarter of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and thence running South 0°18' West 91.10 feet along a line which is parallel to the East line of said Block 20; thence South 89°58'45" West 137.60 feet; thence North 4°25' West 120.53 feet; thence North 82°20' East 148.95 feet; thence South 0°18' West 48.90 feet to the point of beginning.

TOGETHER WITH a Non-Exclusive right-of-way for ingress and egress from said land to 500 West Street.

Initials

14
NS

DOC # 20170000352

Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
01/04/2017 12:44:33 PM Fee \$ 23.00
By TURNER KENDALL



WHEN RECORDED MAIL TO

R. A. Turner Family, LLC
C/O Kendall Turner
393 N. Bluegrass St.
Washington, Utah 84780

MAIL TAX NOTICE TO:

KENDALL L. TURNER
393 NORTH BLUEGRASS STREET
WASHINGTON, UTAH 84780

WARRANTY DEED

Beverly M. Rudy, David R. Turner, Gary W. Turner, Kendall L. Turner, Marianne E. Marken, Robin S. Turner, Kathryn D. DelToro, Grantor(s)

Of Washington, County of Washington, State of UTAH, hereby CONVEY and WARRANT to

R. A. Turner Family, LLC, Grantee(s)

Of Washington, County of Washington, State of UTAH for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of UTAH:

BEGINNING at a point 258 feet North of the Southwest corner of Block 20 of A. R. Whitehead Survey of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian; and running thence North 138 feet to the Northwest corner of said Block 20; thence east 164 feet; thence South 100 feet; thence East 100 feet; thence South 88 feet, thence West 100 feet; thence North 50 feet; thence West 164 feet to the point of beginning.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD FOR THE YEAR 1987 AND THEREAFTER.

TAX SERIAL NO. W-9-A-2-C
ACCOUNT NO. 385255

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 4 DAY OF January, 2017

Beverly M. Rudy

David R. Turner

Gary W. Turner

Kendall L. Turner

Marianne E. Marken

Robin S. Turner

Kathryn D. DelToro

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On the 28th day of December, 2016 personally appeared before me Beverly M. Rudy the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that she executed the same.

Beverly M. Rudy

Notary Public

Residing at: CLANTON, UT
Commission Expires: 5/12/19



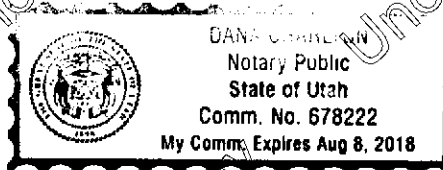
STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On the 4 day of January, 2017 personally appeared before me David R. Turner the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed the same.

Dana Charlton

Notary Public

Residing at:
Commission Expires:



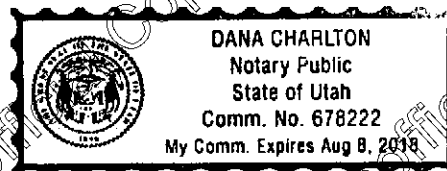
STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On the 4 day of January, 2017 personally appeared before me Gary W. Turner the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed the same.

Dana Charlton

Notary Public

Residing at:
Commission Expires:



STATE OF UTAH

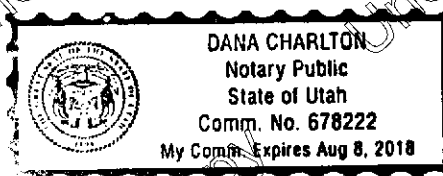
)
SS.

COUNTY OF WASHINGTON)

On the 4 day of January, 2017, personally appeared before me Kendall L. Turner the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed

Dana Charlton
Notary Public

Residing at:
Commission Expires:



STATE OF UTAH

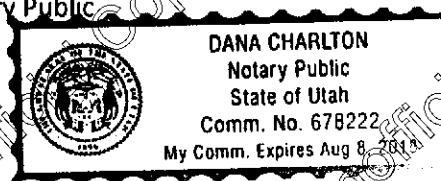
)
SS.

COUNTY OF WASHINGTON)

On the 4 day of January, 2017 personally appeared before me Marianne E. Marken the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that she executed

Dana Charlton
Notary Public

Residing at:
Commission Expires:



STATE OF UTAH

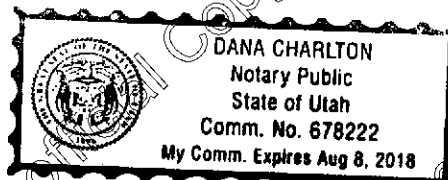
)
SS.

COUNTY OF WASHINGTON)

On the 4 day of January, 2017 personally appeared before me Robin S. Turner the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed the same.

Dana Charlton
Notary Public

Residing at:
Commission Expires:



STATE OF UTAH

SS.

COUNTY OF WASHINGTON)

On the 4 day of January, 2017 personally appeared before me Kathryn D. DeToro the signers) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that she executed the same.



Notary Public

Residing at:
Commission Expires:

