

Special Warranty Deed Page 1 of 5
Russell Shirts Washington County Recorder
12/30/2020 01:39:45 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
NP Kolob Ranch, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150



COTTONWOOD
TITLE

File No.: 137683-CAF

SPECIAL WARRANTY DEED

RG IV, LLC, a Utah limited liability company

GRANTOR(S) of Holladay, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

NP Kolob Ranch, LLC, a Missouri limited liability company

GRANTEE(S) of Riverside, State of Missouri

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tracts of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 1036-B-HV and 1037-A-HV (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 21st day of December, 2020.

RG IV, LLC, a Utah limited liability company

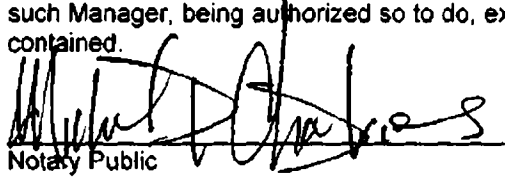
BY: 

Joshua J. Romney
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 21th day of December, 2020, personally appeared before me Joshua J. Romney, who acknowledged himself to be the Manager of RG IV, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

The South 944.6 feet of the West 440.00 feet of the Southwest quarter of the Northwest quarter of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 2:

Beginning at the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running thence East 766.5 feet; thence Southeasterly to a point 150.0 feet West of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 36; thence West 1045.0 feet, more or less, from a point 125.0 feet East of the Southwest corner of said Northwest quarter of the Southwest quarter; thence Northwesterly to a point 65.5 feet North of said Southwest corner of said Northwest quarter of the Southwest quarter; thence North 1254.5 feet, more or less, to the point of beginning.

PARCEL 2A:

A 60.00 foot ingress and egress easement as created in that certain Access Easement Agreement recorded November 7, 2017 as Entry No. 20170045065 in the official records of the Washington County Recorder, described as 30.00 feet on both sides of the following described centerline:

Beginning at a point South 89°36'16" East along the quarter section line 440.00 feet and North 00°15'35" West 32.00 feet from the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence North 90°00'00" East 40.00 feet; thence North 53°00'00" East 135.00 feet; thence North 20°00'00" East 195.00 feet; thence North 17°00'00" West 125.00 feet; thence North 08°00'00" East 85.00 feet; thence North 45°00'00" East 255.00 feet; thence North 11°00'00" East 110.00 feet; thence North 08°00'00" West 110 feet; thence North 36°00'00" West 360.00 feet; thence North 44°00'00" West 310.00 feet; thence North 59°00'00" West 320.00 feet; thence North 52°00'00" West 450.00 feet; thence North 05°30'00" West 495.00 feet; thence North 16°00'00" East 105.00 feet; thence South 57°00'00" East 445.00 feet; thence South 52°00'00" East 625.00 feet; thence North 64°00'00" East 145.00 feet, more or less, to the centerline of an existing county road.

PARCEL 2B:

A 25.00 foot ingress and egress easement as created in that certain Access Easement Agreement recorded November 7, 2017 as Entry No. 20170045066 in the official records of the Washington County Recorder, described as 12.50 feet on both sides of the following described centerline:

Beginning at a point South 89°54'00" East along the section line 1,065.64 feet and North 00°00'00" East 1,215.98 feet, more or less, to the centerline of an existing county road (Kolob Reservoir Road) from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence along the centerline of an existing road the following courses: thence South 09°00'00" West 235.21 feet to the point of curvature of a curve to the right (Delta = 53°00'00", Radius = 150.00 feet, Chord = South 35°30'00" West 133.86 feet) thence along the arc of said curve 138.75 feet; thence South 62°00'00" West 193.33 feet to the point of curvature of a curve to the right (Delta = 24°00'00", Radius = 150.00 feet, Chord = South 74°00'00" West 62.37 feet) thence along the arc of said curve 62.37 feet; thence South 86°00'00" West 147.14 feet to the point of curvature of a curve to the left (Delta = 08°00'00", Radius = 150.00 feet, Chord = South 82°00'00" West 41.85 feet) thence along the arc of said curve 41.89 feet; thence South 78°00'00" West 358.54 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = South 67°15'00" West 55.96 feet) thence along the arc of said curve 56.29 feet; thence South 56°30'00" West 257.86 feet to the point of curvature of a curve to the right (Delta = 07°30'00", Radius = 150.00 feet, Chord = South 60°15'00" West 39.24 feet) thence along the arc of said curve 39.27 feet; thence South 64°00'00" West 790.84 to the point of curvature of a curve to the right (Delta = 52°30'00", Radius = 150.00 feet, Chord = North 89°45'00" West 132.69 feet) thence along the arc of said curve 137.44 feet; thence North 63°30'00" West 119.57 feet to the point of curvature of a

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curve to the left (Delta = 11°00'00", Radius = 150.00 feet, Chord = North 69°00'00" West 28.75 feet) thence along the arc of said curve 28.80 feet; thence North 74°30'00" West 124.90 feet to the point of curvature of a curve to the right (Delta = 17°00'00", Radius = 150.00 feet, Chord = North 66°00'00" West 44.34 feet) thence along the arc of said curve 44.51 feet; thence North 57°30'00" West 179.22 feet to the point of curvature of a curve to the left (Delta = 17°30'00", Radius = 300.00 feet, Chord = North 66°15'00" West 91.27 feet) thence along the arc of said curve 91.63 feet; thence North 75°00'00" West 172.62 feet to the point of curvature of a curve to the right (Delta = 11°30'00", Radius = 300.00 feet, Chord = North 69°15'00" West 60.11 feet) thence along the arc of said curve 60.21 feet; thence North 63°30'00" West 241.18 feet to the point of curvature of a curve to the right (Delta = 09°00'00", Radius = 300.00 feet, Chord = North 59°00'00" West 47.08 feet) thence along the arc of said curve 47.12 feet; thence North 54°30'00" West 387.91 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = North 65°15'00" West 55.96 feet) thence along the arc of said curve 56.29 feet; thence North 76°00'00" West 351.58 feet to the point of curvature of a curve to the right (Delta = 25°30'00", Radius = 150.00 feet, Chord = North 63°15'00" West 66.21 feet) thence along the arc of said curve 66.76 feet; thence North 50°30'00" West 212.72 feet to the point of curvature of a curve to the left (Delta = 40°30'00", Radius = 150.00 feet, Chord = North 70°45'00" West 103.84 feet) thence along the arc of said curve 106.03 feet; thence South 89°30'00" West 142.86 feet to the point of curvature of a curve to the right (Delta = 21°00'00", Radius = 150.00 feet, Chord = North 80°30'00" West 54.67 feet) thence along the arc of said curve 54.98 feet; thence North 70°00'00" West 46.20 feet, more or less, to the West line of Washington County Water Conservancy District property and the point of ending. Said point being South 89°54'00" West 3240.46 feet and North 00°00'00" East 1140.43 feet from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

Tax Id No.: 1036-B-HV and 1037-A-HV