

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
07/21/2014 03:50:50 PM Fee \$15.00 By UNITY
TITLE, LLC

14-242
WHEN RECORDED MAIL TO:
GRANTEE

WARRANTY DEED

Nancy Welti Sanchez

Grantor,

of Springdale, Utah
hereby CONVEYS and WARRANTS to

~~THE RETREAT AT ZION, LLC DBA BALANCE HEALTH SYSTEMS, LLC~~
THE RETREAT AT ZION, LLC DBA BALANCE HEALTH SYSTEMS

Grantee,

of Springdale, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON, State of Utah, to-wit:

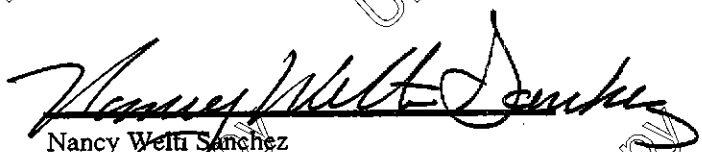
See Exhibit A

Tax Serial No.: R-1248-A-2-E-1

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2014 taxes and thereafter.

WITNESS the hand of said grantor, this 30TH day of June, 2014



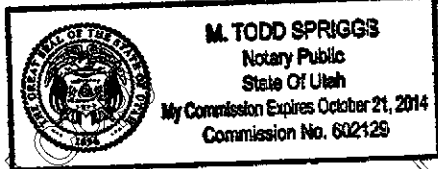
Nancy Welti Sanchez

STATE OF UTAH)

:ss

COUNTY OF Washington)

On the 30th June, 2014, personally appeared before me Nancy Welti Sanchez, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at , Utah:
My Commission Expires: 10/21/14

EXHIBIT "A"

PARCEL 3: TAX #R-1248-A-2-E-1

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°50'00"W, ALONG THE SECTION LINE, 1,597.18 FEET; THENCE N00°00'00"E, 301.11 FEET TO THE POINT OF BEGINNING; THENCE N19°59'48"E, 507.18 FEET; THENCE S53°05'22"E, 59.68 FEET; THENCE S76°52'03"E, 41.90 FEET; THENCE N08°48'44"E, 26.78 FEET; THENCE S80°33'50"E, 48.40 FEET; THENCE S52°28'12"E, 24.01 FEET; THENCE S36°59'33"E, 24.61 FEET; THENCE S77°34'13"E, 90.27 FEET; THENCE S55°14'19"E, 30.04 FEET; THENCE S80°23'10"E, 129.66 FEET; THENCE N61°52'53"E, 79.82 FEET; THENCE N19°39'56"E, 375.43 FEET; THENCE N31°45'25"E, 70.58 FEET; THENCE N19°22'15"E, 220.36 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE S89°51'01"E, ALONG SAID LINE, 395.14 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°17'29"E, 170.90 FEET; THENCE S30°49'50"W, 251.18 FEET; THENCE S54°22'20"W, 228.61 FEET; THENCE S22°23'28"W, 223.69 FEET; THENCE N72°47'06"W, 219.72 FEET; THENCE S11°46'51"W, 14.81 FEET; THENCE N81°19'58"W, 33.66 FEET; THENCE S88°02'22"W, 41.71 FEET; THENCE N87°44'12"W, 123.99 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 81°24'43"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 85.25 FEET; THENCE S10°51'05"W, 11.72 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, AND A CENTRAL ANGLE OF 28°13'25"; THENCE SOUTHERLY ALONG SAID CURVE, 36.94 FEET TO A POINT LOCATED ON THE CENTERLINE OF AND EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: S17°22'20"E, 43.82 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AND A CENTRAL ANGLE OF 42°43'27"; THENCE SOUTHERLY ALONG SAID CURVE, 111.85 FEET; THENCE S25°21'08"W, 112.16 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°50'00"W, 375.84 FEET TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY CURRENTLY OF RECORD.

TOGETHER WITH AN ADEQUATE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 2, AND THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 42, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN. SAID EASEMENT TO RUN FROM THE COUNTY ROAD TO GRAFTON TO THE LAND HEREIN IN SAID SECTION 2, SAID EASEMENT TO BE LOCATED ALONG THE EXISTING ROAD OR AT A LOCATION TO BE DETERMINED BY MUTUAL AGREEMENT BETWEEN THE PARTIES HERETO, OR THEIR HEIRS OF ASSIGNS.

SUBJECT TO A 10.00 FOOT WIDE WATER LINE EASEMENT FOR MAINTAINING A CULINARY WATER LINE FROM AN UNDERGROUND WELL, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°17'29"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,320.28 FEET TO THE 1/16TH CORNER; THENCE N89°51'01"W, ALONG THE 1/16TH LINE, 695.15 FEET; THENCE DEPARTING SAID LINE AND RUNNING S28°19'41"W, 258.00 FEET TO THE POINT OF BEGINNING; THENCE S80°14'45"E, 177.27 FEET; THENCE S09°45'15"W, 10.00 FEET; THENCE N80°14'45"W, 180.63 FEET; THENCE N28°19'41"E, 10.55 FEET TO THE POINT OF BEGINNING.

SUBJECT AND TOGETHER WITH A 20.00 FOOT WIDE INGRESS/EGRESS EASEMENT AS DESCRIBED IN THAT CERTAIN DRIVEWAY EASEMENT DEED, DOCUMENT #20130045906, ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE.

SUBJECT TO A 10.00 FOOT WIDE ELECTRICAL EASEMENT AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY EASEMENT DEED, DOCUMENT #20140005711, ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE.