

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
01/28/2020 10:25:09 AM Fee \$40.00 By MERIDIAN
TITLE COMPANY

When recorded mail to (Tax Mailing Address):

Grantee
991 West 230 South Road
Rockville, UT 84763
MTC File No. 280179

WARRANTY DEED

AP Rockville LLC, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Zion Red Rock Villa, LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Washington County, State of Utah, described as:

See attached Exhibit "A"

Tax Parcel No. R-1248-E-HV

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

FURTHER, the Grantor quit claims to Grantee Water Right Nos. 81-4877 and 81-3770. The Grantor makes no warranty as to said water rights.

In witness whereof, the grantor has executed this instrument this 24 day of January, 2020

AP Rockville LLC, a Utah limited liability company
By: Actium Loan Management, LLC, its Manager


Paul R. Christenson, Manager

STATE OF UTAH

COUNTY OF SALT LAKE)
ss

The foregoing instrument was acknowledged before me this 24 day of January, 2020, by Paul R. Christenson, as Manager of Actium Loan Management, LLC, the Manager of AP Rockville LLC, who duly acknowledged that the foregoing was executed by authority.


Notary Public

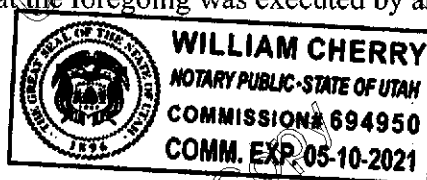


Exhibit "A"

Commencing at the South Quarter Corner of Section 2, Township 42 South, Range 11 West, of the Salt Lake Base and Meridian; thence North $89^{\circ}50'00''$ West, along the section line, 1,597.18 feet; thence North $00^{\circ}00'00''$ East, 301.11 feet to the point of beginning; thence North $19^{\circ}59'48''$ East, 507.18 feet; thence South $53^{\circ}05'22''$ East, 59.68 feet; thence South $76^{\circ}52'03''$ East, 41.90 feet; thence North $08^{\circ}48'44''$ East, 26.78 feet; thence South $80^{\circ}33'50''$ East, 48.40 feet; thence South $52^{\circ}28'12''$ East, 24.01 feet; thence South $36^{\circ}59'33''$ East, 24.61 feet; thence South $77^{\circ}34'13''$ East, 90.27 feet; thence South $55^{\circ}14'19''$ East, 36.04 feet; thence South $80^{\circ}23'10''$ East, 129.66 feet; thence North $61^{\circ}52'53''$ East, 79.82 feet; thence North $19^{\circ}39'56''$ East, 375.43 feet; thence North $31^{\circ}45'25''$ East, 70.58 feet; thence North $19^{\circ}22'15''$ East, 220.36 feet to a point located on the 1/16th line; thence South $89^{\circ}51'01''$ East, along said line, 395.14 feet; thence departing said line and running South $00^{\circ}17'29''$ East, 170.90 feet; thence South $30^{\circ}49'50''$ West, 251.18 feet; thence South $54^{\circ}22'20''$ West, 228.61 feet; thence South $22^{\circ}23'28''$ West, 223.69 feet; thence North $72^{\circ}47'06''$ West, 219.72 feet; thence South $11^{\circ}46'51''$ West, 14.81 feet; thence North $81^{\circ}19'58''$ West, 33.66 feet; thence South $88^{\circ}02'22''$ West, 41.71 feet; thence North $87^{\circ}44'12''$ West, 123.99 feet to a curve to the left having a radius of 60.00 feet, and a Central Angle of $81^{\circ}24'43''$; thence southwesterly along said curve, 85.26 feet; thence South $10^{\circ}51'05''$ West, 11.72 feet to a curve to the left having a radius of 75.00 feet, and a Central Angle of $28^{\circ}13'25''$; 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: South $17^{\circ}22'20''$ East, 43.82 feet to a curve to the right having a radius of 150.00 feet, and a Central Angle of $42^{\circ}43'27''$; thence southerly along said curve, 111.85 feet; thence South $25^{\circ}21'08''$ West, 112.16 feet; thence departing said line and running North $89^{\circ}50'00''$ West, 375.84 feet to the point of beginning.

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 or assigns.

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 Records Office.

R-1248-E-HV

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder
12/28/2020 12:30:26 PM Fee \$40.00 By SOLIDIFI
TITLE AGENCY OF UTAH, LLC

When Recorded Mail Document and Tax Notice To:

R-1248-A-2-F-1
LUT-UTLC 2753548-P
Zion Red Rock Villa, LLC, a Utah limited liability company
11261 N Alpine Highway
Highland, UT 84003

WARRANTY DEED

Nancy Welte Sanchez, also known as Nancy Sanchez Grantor(s) of WASHINGTON County, State of Utah hereby CONVEYS and WARRANTS to **ZION RED ROCK VILLA, LLC, A UTAH LIMITED LIABILITY COMPANY** Grantee(s) of WASHINGTON County, 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, to-wit:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°50'00"W, ALONG THE SECTION LINE, 1136.96 FEET; THENCE N00°00'00"E, 681.37 FEET TO THE POINT OF BEGINNING; THENCE N55°14'19"W 30.04 FEET; THENCE N01°33'19"W 245.37 FEET; THENCE N89°59'09"E 285.21 FEET; THENCE N36°51'47"E 103.42 FEET; THENCE S19°39'56"W 349.65 FEET; THENCE S61°52'53"W 79.82 FEET; THENCE N80°23'10"W 129.66 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR A PERPETUAL RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE WEST 25 FEET, AS SET FORTH IN THAT CERTAIN QUIET CLAIM DEED RECORDED AS DOC #20140020936 OF OFFICIAL RECORDS.

Deed Restriction:

No dwelling shall be constructed on the property described herein as long as Grantor or John Sanchez owns or resides in the home on the property immediately to the North thereof.

PART OF TAX PARCEL NUMBER R-1248-A-2-F-1

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 property taxes and thereafter.

Witness the hand of said Grantor this 23rd day of December, 2020.

Nancy Welti Sanchez
Nancy Welti Sanchez

STATE OF UTAH }
:ss.
COUNTY OF Washington }

On this 23rd day of December, in the year 2020, before me, a notary public, personally appeared before me, **Nancy Welti Sanchez, also known as Nancy Sanchez**, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

J. Wes Jensen
Notary Public
My commission expires

