DOC ID 20180013520

Warranty Deed Page 1 of 6
Russell Shirts Washington County Recorder
04/04/2018 03:08:25 PM Fee \$24.00 By
SOLIDIFI TIME AGENCY OF UTAH

When Recorded Mail Document and Tax Notice To:

UT-UTLC-529624-P
Zion Red Rock Retreat, LLC Wah limited liability company
11261 N 5335 W
Highland, UT 84003

WARRANTY DEED

SHERRI DIAS Grantor(s) of WASHINGTON County, State of Man hereby CONVEYS and WARRANTS to ZION RED WOCK RETREAT, LLC, A UTAH LIMITED LIABILITY COMPANY Grantee(s) WASHINGTON County, State of Stah for the sum of Ten DOWNS and other good and valuable onsideration, the following described tract of land in WASHINGTON COUNTY, State of Wash, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, CITY OF ROCKVILLE, STATE OF UTAH, AND IS 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 NORTH 00°17'29" WEST, ALONG THE NORTH-SOUTH CENTER SECTION LINE \$60.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING NORTH 89°58'11" WEST, 300.00 FEET; THENCE NORTH 00°17'29" WEST, 670.90 FEET TO A POINT LOCATED ON THE 1/16 LINE; THENCE SOUTH 89°51'01" EAST, ALONG SAID LINE, 300.00 FEET TO THE CENTER SOUTH 1/16TH CORNER; THENCE SOUTH 00°17'29" EAST, ACONG SAID NORTH-SOUTH CONTER SECTION LINE 1/10.28 FEET; THENCE DEPARTING SAID LINE AND REMAINING SOUTH 89°58'11" EAST, 570.00 FEET; THENCE NORTH 89°58'11" WEST 570.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (R-1248-A-B-1)

BEGINNING AT APOINT SOUTH 170 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 23 RODS MORE OR LESS TO A POINT QUAL LINE SOUTH 66°02' EAST FROM THE

Page Lof 5

20180013520 04/04/2018 03:08:25 PM Page 2 of 6 Washington County

NORTHWEST COKNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 66802' WEST TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER QUESTION 2. TO WISHIP 42 SOUTH, RANGET WEST, SALT LAKE BASE TO MERIDIAN; THENCE SOUTH 170 FEET TO THE POINT OF BEGINNING

PARCEL 3: (R-1248-A-200

COMMENCING ANTHE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°02'44" WEST, ALONG THE QUARTER SECTION LINE, 1150 FEET AND NORTH 89°43'26" WEST 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°04'35" WEST 251: FEET; THENCE SOUTH 545 000 WEST 228.61 FEET, THENCE SOUTH 23°25'54" MEST 224.34 FEET; THENCE SOUTH 89°43'26" EAST 46570 FEET; THENCE NORTH 6202'44" WEST 555.30 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A 20.00 FOOT WIDE EASEMENT FOR INGRESS, JEGRESS, UTILITIES, AND DIVATINAGE, AS CREATED BY DRIVEWAY EASEMENT RECORDED AS DOC. NO. 20130043954, OFFICIAL WASHINGTON COUNTY RECORDS AND BY DRIVEWAY EASEMENT RECORDED AS DOC. NO. 20130045906, OFFICIAL WASHINGTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WINCH LIES NORTH 89°43'49" WEST 1261.27 FEET ALONG THE SECTION LINE AND SOOTH 227.65 FEET FROM THE SOUTH QUARTER CORNER! OF SECTION 2, TOWNS 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERDY EDGE OF GRAFTON ROAD AS CONSTRUCTED; TRENCE NORTH 54°45'15" WEST 46.04 FEET ALONG SAID FORE OF ROAD; THENCE NORTH 29°00'25" WEST 158.77 FEET TO THE POINT OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLESOF 61°56'05", A DISTANCE QE 29.72 FEET TO THE POINT OF TANGENCY: THE OCE NORTH 32°55'40" EAST 10823 FEET TO THE POINT OF 320.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHEASTERLY ALONG THE ARC OF @MAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'12' DISTANCE OF 149.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12'28" EAST 137.54 FEER TO THE POINT OF A 15000 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENDRAL ANGLE OF 51°28'02", A DISTANCE OF 134.74 FEET TO THE POINT OF A 83.80 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°28'08", A DISTANCE OF 198.14 Page 2 of 5

201,80013520 04/04/2018 03:08:25 PM Page 3 of 6 Washington County

FEET TO THE POINT OF A 150.00 FOOT RADIÙS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°58'02", A DISTANCE OF 83.69 FEET TO THE POINT OF A 150.00 FOOT RADITS REVERSE CURVE TO THE RIGHT: THENCE NO PONEASTERLY AND SOUTH PASTERLY ALONG THE ARE OF SAID CURVE THROUGH A CENTRAL ANGLISOF 31°25'35", A DISTANCE OF 82.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72°19'53" EASK 23.61 FEET TO THE POINT OF A 30.00 FOOT RADIOSCURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ASONG THE ARC OF SAID CURNETHROUGH A CENTRAL ANGLE OF 79°48'02' A DISTANCE OF 41.78 FEET TO THE POINT OF TANGENCY THENCE NORTH 27°52'05" EAST 39.05 FEET TO THE POINT OF A 50.00 FOOT ADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°3,5'01", A DISTANCE OF 69,45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 73 2'54" EAST 125.04 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT: THENCE SQUTHEASTERLY AND NORTHEASTERLY ALONG THE ARCIOF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°14'03", A DISTANCE OF 48.20 FEET TO THE POINT OF TANGENCY: THENCE NORTH 52°13'03" EAST 10.95 FEET TO A POINT ON THE SOUTH LINE OF PARCEL R-1248-B-2; THENCE SOUTH 89°46'39" EAST 32.48 FRET ALONG SAID SOUTH LINE; THENCE SOUTH 52% 393" WEST 86.54 FEET TO THE POINT OF A 70.00 NOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°14'03", A DISTANCE OF 67.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°32'54" WEST 125.04 FEET TO THE POINT OF A \$0.00 FOOT RADIOS CURVE TO THE LEFT; THENCE NORTHWESTERLY AND SOUTHWESTERLY ABONO THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°35'01". A DISTANCE OF 41.67 FEET TO THE POINT OF TANGENCY THENCE SOUTH 27°52'15" WEST 39.05 FEET TO THE RONT OF A 50.00 FOOT RADING CURVE TO THE RIGHT; THENCE SOUTHWESTERY AND NORTHWESTERY LONG THE ARC OF SAID CURVE THROUGH A SENTRAL ANGLE OF 79°48' A DISTANCE OF 69.64 FERTYO THE POINT OF TANGENCY; THENCE NORTH XXXP 53" WEST 313.61 FEET TO THE POINT OF A 130.00 FOOT RADIUS CURVE TO FAE LEFT; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°25'35", A DISTANCE OF 71.30 FEET TO THE POINT OF A 170.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT: THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°58'02", A DISTANCE OF 94.85 FEET TO THE POUNT OF A 63.80 FOOT ADIUS REVERSE CURVE TO THE LEFT; THENCE NOR THE WESTERLY. SOUTHWESTERLY, AND COUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°28'08", A DISTANCE OF 150.85 FEET TO THE POINT OF A 170.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERN AND SOUTHWESTERLY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'02", A DISTANCE OF 152.71 FEET TO THE TO THE RIC Page 3 of 5 POINT OF TANGENCY; THENCE SOUTH 24°12'28" WEST 137.54 FEET TO THE POINT OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY

20180013520 04/04/2018 03:08:25 PM Page 4 of 6 Washington County ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'12' DISTANCE OF 152.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°5540" WEST 1 \ 8.23 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE OFT; THENCE SOUTHWESTERLY AND SOUTH ASTERLY ALONG THE ARE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°56'05", DISTANCE OF 108.10 FEET TO THE POINT OF TANGENCY; THE ICE SOUTH 29°00'25" EAST 200.24 FEET TO THE POINT OF BEGINNING. Subject to easements, restrictions and rights of way appearing of record and enforceable and subject to 2018 property taxes and thereafter. Commonly known as W W Grafton Road, Rockville 91 84763

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	On this I day of Apri	in the Year	018, before me, a notary	miterial in the contract of th
	STATE OF UTAH :ss COUNTY OF Washington On this	rri Dias, the signers o	f the within instrument,	who duly
	acknowledged to me that they exect	ited the same.		1
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20180013520 04/04/2018 03:08:25 PM Page 6 of 6 Washington County

WATER RIGHTS ADDENDUM TO EAND DEEDS Grantor: Sherri Dias Grantee: Zion Red Rock Retreat, LLC, a Utah limited hability company Tax ID Number(s): R-1248-B-2-A-1, R-1248-A-1-B-1 and R-1248-A-2-C In connection with the conveyance of the above referenced parcel(s), Granton hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor the following interests in water and/or makes the following disclosures: Check one box only Proceed to Section All of Grantor's water rights lised on Grantor's Parcel(s) at the right conveyed. 2 Only a portion of Grapton's water rights are being conveyed. (County Recorder should the ward a copy of this form to the Utak Recision of Water Rights if Box 1 or 2 about is checked) 3 No water rights are being conveyed. 4 Water rights are being conveyed by separate deed. Important Notes (see other side) Section The water right(s) being conveyed include Water Right No(s). 8 🐴 🕏 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurterant water rights. (Proceed to Section C) Only the following water rights are being conveyed (check all boxes that apply) All of Water Right No(s). N4 acre-feet from Water Right No. for: N5acres of irrigated land; \stock water for ____ Equivalent \investock Units; and/or for the following other uses acre-feet from Water Right No. ______ for: **N5** Reguivalent Livestock Units; acres of hereated land; stock water for and/or for the to lowing other uses Along with all applications pertaining to the water right(s) listed in this Section B. N2 (Proceed to Section C) \mathbf{C} Disclosures by Grantor: (check all boxes that apply) Grantor is endorsing and delivering to Grantee stock certificates for stock in the following water company: Culinary water service is provided by: N8 Outdoor water service is provided by: There is no water service available to Grantor's Parcella Other water related disclosures: Attach and sign additional copies of this form if more space is needed. The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained. Granton's Signature: Grantee's Acknowledgment of Recense: Grantee's Mailing Address: (1961 N Alpine Highway, Highland, Otah 84003

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS