

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

When Recorded Mail Document and Tax Notice To:

2018-UT-UTLC-529624-P
Zion Red Rock Retreat, LLC, a Utah limited liability company
11261 N 5335 W
Highland, UT 84003

WARRANTY DEED

SHERRI DIAS Grantor(s) of WASHINGTON County, State of Utah hereby CONVEYS and WARRANTS to **ZION RED ROCK RETREAT, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, CITY OF ROCKVILLE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

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

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 650.00 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, ALONG SAID NORTH-SOUTH CENTER SECTION LINE 170.28 FEET; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 89°58'11" EAST, 570.00 FEET; THENCE SOUTH 00°17'29" EAST 500.00 FEET; THENCE NORTH 89°58'11" WEST 570.00 FEET TO THE POINT OF BEGINNING.

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

BEGINNING AT A POINT 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 ON A LINE SOUTH 66°02' EAST 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 NORTH 66°02' WEST TO 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 SOUTH 170 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (R-1248-A-250)

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 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 251.18 FEET; THENCE SOUTH 54°57'05" WEST 228.61 FEET; THENCE SOUTH 23°25'54" WEST 224.34 FEET; THENCE SOUTH 89°43'26" EAST 405.70 FEET; THENCE NORTH 0°02'44" WEST 555.30 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A 20.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND DRAINAGE, 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 WHICH LIES NORTH 89°43'49" WEST 1261.27 FEET ALONG THE SECTION LINE AND SOUTH 227.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY EDGE OF GRAFTON ROAD AS CONSTRUCTED; THENCE NORTH 54°45'15" WEST 46.04 FEET ALONG SAID EDGE 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 ANGLE OF 61°56'05", A DISTANCE OF 129.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32°55'40" EAST 108.23 FEET TO THE POINT OF A 980.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'12", A DISTANCE OF 149.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°12'28" EAST 137.54 FEET TO THE POINT OF A 150.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL 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

FEET TO THE POINT OF A 150.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $31^{\circ}58'02''$, A DISTANCE OF 83.69 FEET TO THE POINT OF A 150.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $31^{\circ}25'35''$, A DISTANCE OF 82.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $72^{\circ}19'53''$ EAST 133.61 FEET TO THE POINT OF A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $79^{\circ}48'02''$, A DISTANCE OF 41.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH $27^{\circ}52'05''$ EAST 39.05 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $79^{\circ}35'01''$, A DISTANCE OF 69.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $72^{\circ}32'54''$ EAST 125.04 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $55^{\circ}14'03''$, A DISTANCE OF 48.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH $52^{\circ}13'03''$ EAST 60.95 FEET TO A POINT ON THE SOUTH LINE OF PARCEL R-1248-B-2; THENCE SOUTH $89^{\circ}46'39''$ EAST 32.48 FEET ALONG SAID SOUTH LINE; THENCE SOUTH $52^{\circ}14'03''$ WEST 86.54 FEET TO THE POINT OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $55^{\circ}14'03''$, A DISTANCE OF 67.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH $72^{\circ}32'54''$ WEST 125.04 FEET TO THE POINT OF A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $79^{\circ}35'01''$, A DISTANCE OF 41.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $27^{\circ}52'15''$ WEST 39.05 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $79^{\circ}48'02''$, A DISTANCE OF 69.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH $72^{\circ}19'53''$ WEST 313.61 FEET TO THE POINT OF A 130.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $31^{\circ}25'35''$, 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 $31^{\circ}58'02''$, A DISTANCE OF 94.85 FEET TO THE POINT OF A 63.80 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $135^{\circ}28'08''$, A DISTANCE OF 150.85 FEET TO THE POINT OF A 170.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $51^{\circ}28'02''$, A DISTANCE OF 152.71 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $24^{\circ}12'28''$ WEST 137.54 FEET TO THE POINT OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $8^{\circ}43'12''$, A DISTANCE OF 152.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $32^{\circ}55'40''$ WEST 118.23 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $61^{\circ}56'05''$, DISTANCE OF 108.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $29^{\circ}00'25''$ EAST 200.24 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 property taxes and thereafter.

Commonly known as 999 W Grafton Road, Rockville, UT 84763

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Sherri Dias

Grantee: Zion Red Rock Retreat, LLC, a Utah limited liability 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), Grantor 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

1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.

A

2 Only a portion of Grantor's water rights are being conveyed.

B

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 No water rights are being conveyed.

C

4 Water rights are being conveyed by separate deed.

C

Section	Important Notes (see other side)
<p>A The water right(s) being conveyed include Water Right No(s). <u>81-4895</u></p> <p>along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)</p>	N1 N2 N3
<p>B Only the following water rights are being conveyed (check all boxes that apply)</p> <p><input type="checkbox"/> All of Water Right No(s). _____</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families;</p> <p>_____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families;</p> <p>_____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)</p>	N1 N4 N5 N5 N2
<p>C Disclosures by Grantor: (check all boxes that apply)</p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input checked="" type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s)</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	N6 N7 N8 N9 N10

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.

Grantor's Signature: Sherri Dias

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 11261 N Alpine Highway, Highland, Utah 84003

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