

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
06/18/2018 04:06:36 PM Fee \$16.00 By
CEDAR LAND TITLE, INC.

WHEN RECORDED RETURN TO:

Zion Red Rock Retreat, LLC
11261 N. Alpine Highway
Highland, UT 84003
Tax ID No.: R-1249-E

WARRANTY DEED

Albert Coyte Cooper and Shirley May Cooper, Trustees of The Cooper Family Trust, dated August 28, 2000, as to Parcel 1, Albert C. Cooper, and Shirley M. Cooper, as to Parcel 2, as to Parcel 2, **GRANTOR**,

hereby CONVEY(S) AND WARRANT(S) to

Zion Red Rock Retreat, LLC, **GRANTEE**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

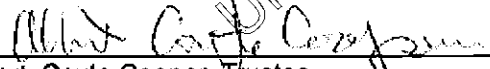
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 15th day of June, 2018.

THE COOPER FAMILY TRUST, DATED AUGUST 28, 2000



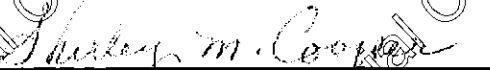
Albert C. Cooper



Albert Coyte Cooper, Trustee



Shirley May Cooper, Trustee



Shirley M. Cooper, as to Parcel 2

State of Utah
County of Iron

On this 15th day of June, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Albert Coyte Cooper and Shirley May Cooper Trustees of The Cooper Family Trust, dated August 28, 2000, as to Parcel 1, Albert C. Cooper, and Shirley M. Cooper, as to Parcel 2, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Brent Schoppmann

Notary Public

My commission expires: 3-1-2020

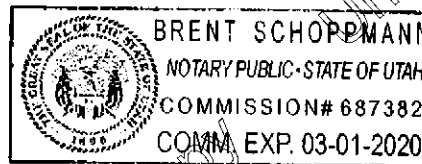


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Commencing at the Center Quarter Corner of Section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence North 89°51'01" West along the Center Section line a distance of 561.00 feet; thence South 00°13'10" West, a distance of 225.27 feet to the point of beginning; thence South 66°38'28" East, a distance of 148.15 feet; thence South 85°59'45" East a distance of 137.45 feet; thence South 31°20'00" East, a distance of 71.50 feet; thence South 11°15'15" East, a distance of 73.87 feet; thence South 44°34'38" East a distance of 82.60 feet; thence South 12°22'01" East, a distance of 93.74 feet; thence South 87°15'48" West, a distance of 73.00 feet; thence North 79°58'00" West, a distance of 66.32 feet; thence North 66°21'15" West, a distance of 140.56 feet; thence North 71°39'09" West, a distance of 144.03 feet to a point on the North-South Center Section line; thence North 00°13'10" East, along said line, a distance of 242.48 feet to the point of beginning.

Together with a Right of Way located on an existing roadway over and across the property located in the Southeast Quarter of Section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and Right of Way being to provide access from Highway U-9 (Zion Park Hwy) to the property owned by the Grantee's in the Northeast Quarter of the Southwest Quarter of said Section 2. Said Right of Way being to provide ingress and egress to be used by the Grantee's herein, their heirs, assigns and invitees, and also to be used as an Easement for water line to the Grantee's property.

Parcel No. R-1249-E Account No. 0884414

Parcel 2:

Beginning at a point on the Quarter Section line, being North 89°42'05" West 495 feet from the Northeast Corner of the Southwest Quarter of Section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence North 89°42'05" West 66 feet along the Quarter Section line; thence South 00°22'06" West 527.96 feet; thence South 20°41'46" West 844.81 feet to the 1/16 line; thence South 89°41'15" East 865.98 feet to the Quarter Section line; thence North 00°08'01" West 924.08 feet along the Quarter Section line; thence North 51°12'42" West 636.26 feet to the point of beginning.

Less Commencing at the Center Quarter Corner of Section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence North 89°51'01" West along the Center Section line a distance of 561.00 feet; thence South 00°13'10" West, a distance of 225.27 feet to the point of beginning; thence South 66°38'28" East, a distance of 148.15 feet; thence South 85°59'45" East 137.45 feet; thence South 31°20'00" East 71.50 feet; thence South 11°15'15" East 73.87 feet; thence South 44°34'38" East 82.60 feet; thence South 12°22'01" East 93.74 feet; thence South 87°15'48" West 73.00 feet; thence North 79°58'00" West 66.32 feet; thence North 66°21'15" West 140.56 feet; thence North 71°39'09" West 144.03 feet to a point on the North-South Center Section line; thence North 00°13'10" East along said line 242.48 feet to the point of beginning.

Parcel No. R-1249-C Account No. 0369069