

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

JACK RUGGLES

00893768 Bk 1660 Pg 0914
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2004 AUG 05 11:18 AM FEE \$18.00 BY AMH
FOR: SOUTHERN UTAH TITLE CO

Order No. 90997
Tax I.D. No. V-2140-A-4-A-1

Space Above This Line for Recorder's Use

WARRANTY DEED

S. MURRAY WRIGHT and KAREN B. WRIGHT, grantor(s), of Virgin, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

JACK RUGGLES and TAMRA RUGGLES, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, grantee(s) of Las Vegas, County of Clark, State of Nevada, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in WASHINGTON County, State of UTAH:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Together with Seven (7) shares of stock in the Virgin Irrigation Company.

WITNESS the hand(s) of said grantor(s), this 3rd day of August, A. D. 2004.

S. Murray Wright

S. MURRAY WRIGHT
Karen B. Wright

KAREN B. WRIGHT

STATE OF UTAH)
County of Washington)

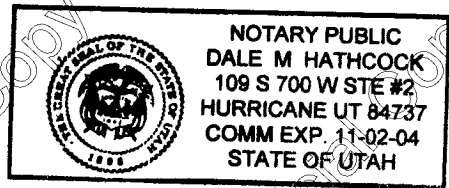
NOTARY)
)

On the 3rd day of August, A. D. 2004 personally appeared before me, S. MURRAY WRIGHT and KAREN B. WRIGHT, the signer(s) of the within instrument, who duly acknowledge to me that they executed the same.

Dale Hathcock

DALE M. HATHCOCK, Notary Public
Notary Public residing at: Hurricane, Utah

My Commission Expires: 02-Nov-04



This Legal description is attached to that certain Warranty Deed, dated August 3, 2004, in favor of JACK RUGGLES and TAMRA RUGGLES.

EXHIBIT "A"

PARCEL 1:

Commencing at the West Quarter Section Corner of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 1°06'15.53" West along the Section Line 1134.22 feet to the existing North Right-of-Way Line of Highway U-9; thence North 87°04'33.7" East along said Right-of-Way Line 300.74 feet to the true point of beginning; thence North 1°06'15.53" East, 316.992 feet; thence running under the vertical part of the Rock Rim as follows: South 69°56'07" East, 139.71 feet; thence South 73°59'18" East, 183.82 feet; thence South 78°04'53" East, 225.62 feet; thence South 85°14'15" East, 315.91 feet; thence North 83°27'49" East, 287.30 feet; thence South 79°15'52" East, 454.73 feet; thence North 68°51'16" East, 123.61 feet; thence North 40°39'42" East, 128.76 feet; thence leaving Rim South 88°36'21" East, 470.80 feet; thence South 0°33'40" East, 269.75 feet to the thread of North Creek; thence South 57°31'51" West along the thread of the Creek 437.18 feet; thence South 34°34'51" West along the thread of the Creek 302.05 feet to a point on the North Right-of-Way Line of Highway U-9; thence Westerly along said Right-of-Way Line as follows: North 57°12'14" West, 408.98 feet to a point of tangency with a 1950.1 foot radius curve to the left; thence Westerly along the arc of said curve 123.64 feet to the 1/16 Section Line; thence South 88°54'23.5" East along the 1/16 Section Line 21.08 feet to a point on a 1960.1 foot radius curve to the left; thence Westerly along said curve 1115.66 feet; thence South 87°04'33.7" West, 214.39 feet to the true point of beginning.

NOTE: This description is written using State grid bearings with the base bearing being North 1°06'15.53" East between the Southwest Corner and the West Quarter Corner of Section 23, Township 41 South, Range 12 West. It is the same base as the Virgin-Rockville Ground Control System.

LESS AND EXCEPTING therefrom the following described Parcels A and B:

PARCEL A:

A parcel of land in fee for a highway known as Project No. 014, being part of an entire tract of property, situated in the North Half of the Southwest Quarter (N½SW¼) of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 1134.22 feet South 1°06'16" West along the West Line of said Section 23 and 300.74 feet North 87°04'34" East along the Northerly Right-of-Way Line of the existing highway from the West Quarter Corner of said Section 23, thence North 87°04'34" East, 214.39 feet along said Northerly Right-of-Way Line, to a point of tangency with a 19650.10-foot radius curve to the right, thence Easterly 1115.66 feet along the arc of said curve, along said Northerly Right-of-Way Line, to the South Line of said North Half of the Southwest Quarter (N½SW¼); thence South 88°54'24" East, 19.82 feet; along said South Line; thence North 57°39'01" West, 110.75 feet; thence Westerly 999.70 feet along the arc of a 2153.48-foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears North 62°42'40" West); thence South 87°02'21" West, 249.26 feet; thence South 1°06'16" West, 41.74 feet along the Westerly Boundary Line of said entire tract to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation. (Note: All bearings in the above description are based on the Utah State Plane Coordinate System Modified.)

(CONTINUED)

*MW
KRW*

EXHIBIT "A" - LEGAL DESCRIPTION - CONTINUED**PARCEL B:**

A parcel of land in fee for a highway known as Project No. 014, being part of an entire tract of property situate in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the North Line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) at a point 1063.36 feet North 88°54'24" West from the Northeast Corner of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence South 57°39'01" East, 295.61 feet; thence South 57°12'40" East, 203.34 feet to the Southeasterly Boundary Line of said entire tract; thence South 34°34'51" West, 19.89 feet along said Southeasterly Line to the Northeasterly Right-of-Way Line of the existing highway; thence North 57°12'14" West, 408.98 feet along said Northeasterly Right-of-Way Line to a point of tangency with a 1950-foot radius curve to the left; thence Northwesterly 123.64 feet (which equals highway distance 124.21 feet) along the arc of said curve, to the North Line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence South 88°54'24" East, 40.90 feet along said North Line to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation. (Note: All bearings in the above description are based on the Utah State Plane Coordinate System Modified.)

PARCEL 2:

A tract of land situate in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian; the boundaries of said tract of land are described as follows:

Beginning in the West Line of said Section 23 at a point 244.41 feet North 1°06'16" East along said West Line from the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian; thence North 1°6'16" East, 109.72 feet along said West Line; thence South 88°53'44" East, 200.00 feet; thence South 1°06'16" West, 100.15 feet to the Northerly Right-of-Way Line of a Highway known as SR-9; thence Southwesterly along said Northerly Right-of-Way Line the following (2) courses; South 87°02'21" West, 57.04 feet; thence South 88°54'55" West, 143.20 feet to the point of beginning.

PARCEL 3:

Commencing at the West Quarter Section Corner of Section 23, Township 41 South, Range 12 West, Salt Lake Base and Meridian and running thence South 1°06'15.53" West along the Section line 1134.22 feet to the existing North right of way line of Highway U-9; thence North 87°04'33.7" East along said right of way line 200.49 feet to the true point of beginning; thence North 1°06'15.53" East modified State Plane or North 0°04'35" East G.L.C. along the Dolly Dade property line 358.39 feet; thence South 69°56'07" East, 105.74 feet; thence South 1°06'15.53" West, 316.992 feet; to the Highway right of way line; thence South 87°04'33.7" West, 100.25 feet to the true point of beginning.

LESS AND EXCEPTING THEREFROM the above Parcels 1, 2 and 3:

Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.

Initials MW / KBX