

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/26/2021 04:43:53 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Hawkeye Pointe, LLC, a Utah Limited Liability
Company
PO Box 910176
St. George, UT 84791



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 218075 - TW
Tax I.D. No. W-5-2-34-224

Space Above This Line for Recorder's Use

WARRANTY DEED
Corporate Form

Washington City, a Utah Municipal Corporation, organized and existing under the laws of the State of Utah with its principal office at Washington, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

Hawkeye Pointe, LLC, a Utah Limited Liability Company, grantee(s) of St. George, County of Washington, 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:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 23rd day of April, 2021.

Washington City, a Utah municipal corporation


By: Kathy Neilsen
Kenneth F. Neilsen, Mayor

By: Tara Pentz
Darice B. Bulloch, City Recorder
Tara Pentz, Deputy Recorder



STATE OF Utah)
COUNTY OF Washington) ss.

On the 23rd day of April, 2021, personally appeared before me, Kenneth F. Neilsen, who being by me duly sworn, did say that the said Kenneth F. Neilsen is the Mayor of Washington City, a Utah municipal corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Kenneth F. Neilsen duly acknowledged to me that said corporation executed the same.

 **TAYLOR S. WHITING**
Notary Public
State Of Utah
My Commission Expires 04-15-2023
COMMISSION NO. 705218

Taylor Whiting
NOTARY PUBLIC

My Commission Expires: 4-15-2023

Attachment to that certain Corporate Warranty Deed executed by Washington City, a Utah Municipal Corporation grantor(s), to Hawkeye Pointe, LLC, a Utah Limited Liability Company grantee(s).

Order No. 218075
Tax I.D. No. W-5-2-34-224

EXHIBIT "A"

Parcel 1: (labeled as such for reference purposes)

BEGINNING AT A POINT N0°32'01"E, 347.62 FEET ALONG THE CENTER SECTION LINE AND EAST, 2086.81 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, T42S, R15W, SLB&M, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200034863 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S44°27'38"E, 11.29 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE S89°35'56"E, 550.15; THENCE S0°09'22"W, 289.39 FEET ALONG SAID EAST LINE; THENCE N89°49'11"W, 13.49 FEET TO THE POINT OF CURVE OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N89°59'57"W; THENCE SOUTHWESTERLY 57.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°13'17" TO THE POINT OF CURVE OF A 559.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 383.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'01"; THENCE N44°27'38"W, 228.13 FEET TO THE POINT OF BEGINNING.

Reserving unto the Grantor a 15 Foot Wide Permanent Public Utilities and Drainage Easement, which easement affects the following described property:

BEGINNING AT A POINT N0°32'01"E, 347.62 FEET ALONG THE CENTER SECTION LINE AND EAST, 2086.81 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, T42S, R15W, SLB&M, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200034863 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S44°27'38"E, 11.29 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE S89°35'56"E, 21.16 FEET; THENCE S44°27'38"E, 213.20 FEET TO THE POINT OF CURVE OF A 544.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 373.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'03" TO THE POINT OF CURVE OF A 19.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHEASTERLY 31.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°13'17"; THENCE N0°00'03"E, 15.05 FEET; THENCE S89°49'11"E, 28.53 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20200034863; THENCE S0°09'22"W, 15.00 FEET ALONG SAID EAST LINE; THENCE N89°49'11"W, 13.49 FEET TO THE POINT OF CURVE OF A 34.00 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N89°59'57"W; THENCE SOUTHWESTERLY 57.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°13'17" TO THE POINT OF CURVE OF A 559.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 383.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'01"; THENCE N44°27'38"W, 228.13 FEET TO THE POINT OF BEGINNING.

Initials



Corporate Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
06/07/2021 12:40:34 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Hawkeye Pointe, LLC, a Utah Limited Liability
Company
PO Box 910176
St. George, UT 84791



**SOUTHERN UTAH
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Order No. 218686 - TW
Tax I.D. No. W-5-2-34-22

Space Above This Line for Recorder's Use

WARRANTY DEED
Corporate Form

Washington City, a Utah Municipal Corporation, organized and existing under the laws of the State of Utah with its principal office at Washington, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

Hawkeye Pointe, LLC, a Utah Limited Liability Company, grantee(s) of St. George, County of Washington, State of UT, 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 Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

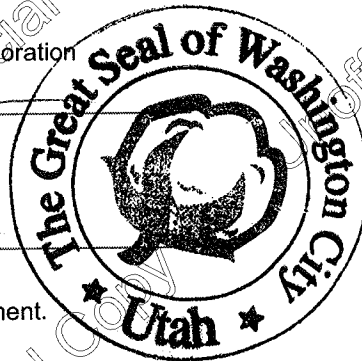
In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 7th day of June, 2021.

Washington City, a Utah Municipal Corporation

By: Kenneth F. Neilson
Kenneth F. Neilson, Mayor

Attest: Tara Pentz
TARA PENTZ, City Recorder

See attachment for notary acknowledgment.




Notary acknowledgment attachment to that certain executed by Washington City, a Utah Municipal Corporation grantor(s), to Hawkeye Pointe, LLC, a Utah Limited Liability Company grantee(s)

Order No. 218686
Tax I.D. No. W-5-2-34-22

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 4th day of June, 2021, personally appeared before me, Kenneth F. Neilson, who being by me duly sworn, did say that the said Kenneth F. Neilson is the Mayor of Washington City, a Utah Municipal Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Kenneth F. Neilson duly acknowledged to me that said corporation executed the same.




NOTARY PUBLIC
My Commission Expires:

Attachment to that certain Corporate Warranty Deed executed by Washington City, a Utah Municipal Corporation grantor(s), to Hawkeye Pointe, LLC, a Utah Limited Liability Company grantee(s).

Order No. 218686
Tax I.D. No. W-5-2-34-22

EXHIBIT "A"

Parcel 2: (labeled as such for reference purposes)
BEGINNING AT A POINT N0°32'01"E, 323.15 FEET ALONG THE CENTER SECTION LINE AND EAST, 1996.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, T42S, R15W, SLB&M, SAID POINT BEING ON THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200034863 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S44°27'38"E, 238.60 FEET TO THE POINT OF CURVE OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S45°32'43"W; THENCE SOUTHEASTERLY 53.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" THENCE S45°32'22"W, 59.43 FEET TO THE POINT OF CURVE OF A 159.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 125.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°10'05"; THENCE N89°17'33"W, 12.24 FEET TO A POINT ON SAID WEST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20200034863; THENCE N0°14'47"E, 305.36 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

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