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DOC # 2020058587

Quit Claim Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
10/20/2020 11:01:07 AM Fee \$ 40.00  
By KIPP DAVID



**WHEN RECORDED RETURN TO:**

Glen A. Overton  
Dixie Hospitality LLC  
1450 Hilton Drive  
St. George, Utah 84770

**QUIT-CLAIM DEED**

DIXIE HOSPITALITY LLC, Grantor, of Summit County, State of Utah, hereby QUIT-CLAIMS to DIXIE HOSPITALITY LLC, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in Washington County, Utah shown on the attached EXHIBIT A and described as follows:

(Apn# SG-5-2-31-3337)

**PARCEL 2**

BEGINNING AT A POINT S00°36'38"W 4.86 FEET ALONG THE SECTION LINE AND S89°22'23"E 196.18 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 31, T42S, R15W, SLB&M; THENCE S89°22'23"E 331.41 FEET TO THAT PARCEL OF LAND DEEDED TO THE CITY OF ST. GEORGE BY DOCUMENT #20100022323. THENCE S00°37'43"W 0.16 FEET; THENCE EASTERLY 53.51 FEET ALONG THE ARC OF A 76.00 RADIUS CURVE TO THE RIGHT, (CHORD BEARS S69°02'08"E 52.41 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 5.08 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S44°49'26"E 5.08 FEET) TO A POINT OF COMPOUND CURVATURE OF A 286.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.75 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S30°47'24"E 99.25 FEET) TO THE WEST LINE OF THE I-15 FRONTAGE ROAD AND A POINT ON A 1349.86 RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S79°35'19"W); THENCE SOUTHEASTERLY 252.40 FEET ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID FRONTAGE ROAD; THENCE N89°34'28"W 427.57 FEET; THENCE N00°36'39"W 25.34 FEET; THENCE N89°32'04"W 33.00 FEET; THENCE N00°02'17"W 17.58 FEET; THENCE S89°57'43"W 8.44 FEET; THENCE N00°26'57"E 36.63 FEET; THENCE N02°21'40"E 279.68 FEET TO THE POINT OF BEGINNING.

WITNESS the hand of said Grantor, this 23<sup>rd</sup> day of January, 2018.

GRANTOR: DIXIE HOSPITALITY LLC

Glen A. Overton Manager

STATE OF UTAH )

:SS

COUNTY OF SUMMIT )

On the 23<sup>rd</sup> day of January, 2018, personally appeared before me Glen A. Overton, who being duly sworn did say that he is the manager of RED CLIFFS HOSPITALITY LLC, Manager of DIXIE HOSPITALITY LLC a Utah limited liability company and acknowledged to me that he is authorized to act in behalf of said Limited Liability Company and that the Limited Liability Company executed the same.

Notary Public

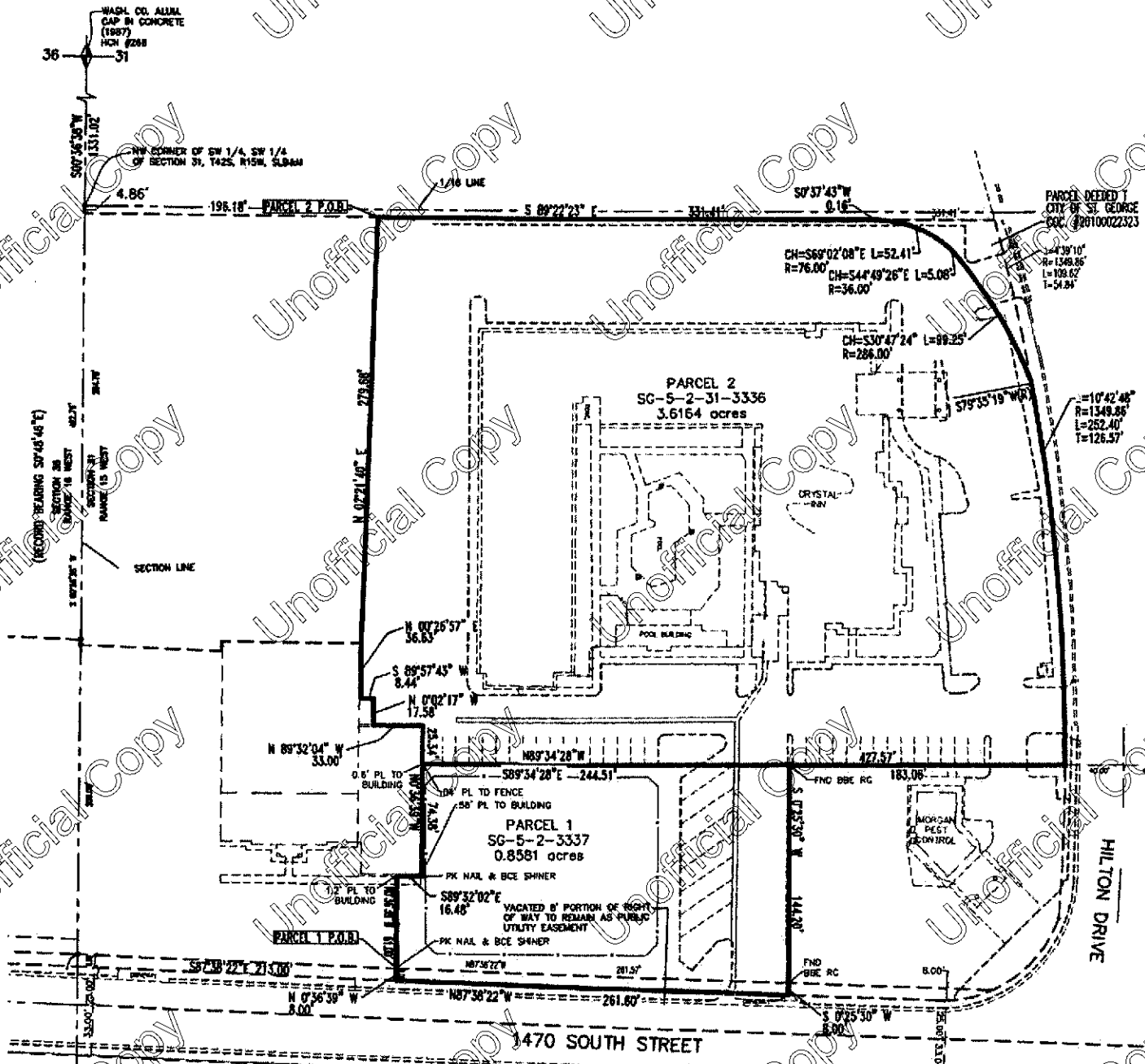
3/24/2021

My commission expires:

APPROVED CITY OF ST. GEORGE



Approved by the City of St. George  
Planning Commission 2-6-2018  
City Council 2-15-2018  
Authorized Signature



**EXHIBIT "A"**  
NOT TO SCALE