

Recording Requested by:  
First American Title Insurance Agency, LLC  
1240 East 100 South, Bld. 22, Suite 121  
St. George, UT 84790  
(435)673-5491

AFTER RECORDING RETURN TO:  
North Park LLC, a Utah Limited Liability  
Company  
1280 Imperial Lane  
Washington, Utah 84780

00530432 8k01036 Pg00956-00959

PATSY CUTLER - IRON COUNTY RECORDER  
2006 MAY 25 11:38 AM FEE \$21.00 BY PTC  
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **Accommodation (jwj)**  
A.P.N.:

**BRUCE E. LUND**, Grantor, of **Washington, Washington** County, State of **Utah**, hereby CONVEY AND WARRANT to

**NORTH PARK LLC, a Utah Limited Liability Company**, Grantee, of **Washington, Washington** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Iron** County, State of **Utah**:

**SEE "EXHIBIT A"**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2006** and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 22**, 2006.



EXHIBIT A

File Number: 040984

Policy Number:

PARCEL 1: BEGINNING South 89°58'19" East, 121.00 feet along the Section line from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°10'05" East, 360.00 feet; thence North 89°58'19" West, 121.00 feet; thence North 0°10'05" East, 737.25 feet along the Section Line; thence North 56°39'09" East, 419.95 feet; thence North 89°56'22" East, 274.32 feet along the 1/16 Section Line; thence along the East Main Street right-of-way and Non-Access Line as follows; thence South 0°54'26" East, 62.66 feet to a brass cap right-of-way marker; thence South 2°03'31" East, 500.00 feet to a brass cap right-of-way marker; thence South 0°54'44" East, 766.49 feet; thence departing said Main Street right-of-way North 89°58'19" West, 538.50 feet along the Section Line and the North right-of-way line of 700 North Street to the Point of Beginning.

Tax Serial No. A-2

Account No. 31

SUBJECT TO a prescriptive road right of way and telephone easement described as follows: BEGINNING North 0°10'05" East, 360.00 feet along the Section Line from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°10'05" East, 737.50 feet along the Section Line; thence North 56°39'09" East 14.97 feet; thence South 0°03'05" West, 745.48 feet along an existing fence line; thence North 89°58'19" West, 14.00 feet to the point of beginning.

The foregoing legal descriptions are based on a survey performed by BULLOCH BROTHERS ENGINEERING, INC., on February 16, 1994.

EXCEPTING THEREFROM all of NORTH PARK SUBDIVISION; according to the Official Plat thereof.

ALSO, EXCEPTING THEREFROM the following described property: a Parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: BEGINNING at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of way line of main street; thence North 89°58'19" West, 80.00 feet along the Section line to the point of beginning.

ALSO EXCEPTING THEREFROM the portion of land lying in 850 North Street, 75 West Street, and proposed 100 West Street as described in Road Dedication Plat of 850 North and 75 West Street, recorded December 7, 2004 as Entry No. 494871 in Book 954 at Page 607, Official Iron County Records.

PARCEL 1A:

TOGETHER WITH an easement for ingress, egress and utilities over and across the East 80 feet of the following described property: A Parcel of land situated in the Southwest Quarter of the Southwest Quarter Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: BEGINNING at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 feet along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of way line of main street; thence North 89°58'19" West 80.00 feet along the Section line of the point of beginning, as set forth in Instrument recorded November 12, 2003 as Entry No. 475000 in Book 905 at Pages 807-809, Official Iron County Records.

ALTA Owner's Policy  
Schedule C

(040984.PFD/040984/15)

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SCHEDULE C  
(Continued)

File Number: 040984

Policy Number:

PARCEL 2: A Parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, being more particularly described as follows: BEGINNING at the Southeast Corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East, 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of Way line of Main Street; thence South 89°58'19" West, 80.00 feet along the Section line to the point of beginning.

Tax Serial No. A-2-1-2

Account No. 399250

SUBJECT TO an easement for ingress, egress and utilities over and across the East 80 feet of the above described property.

PARCEL 3: BEGINNING at a point North 0°11'02" East 1103.16 feet from the Southwest corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 00°11'02" East 57.86 feet to the Southerly Right of Way line of 1-15; thence along said Right-of-Way line as follows: North 50°34'37" East 97.47 feet; thence along the arc of a non-tangent curve to the right, (Note: Radius point bears South 39°25'00" East, 743.51 feet) a distance of 499.42 feet; thence South 72°59'47" East 94.18 feet; thence South 0°54'26" East 36.79 feet; thence departing said Right-of-Way South 89°57'14" West 271.06 feet along the 1/16 Section Line; thence South 57°43'98" West 419.95 feet to the point of beginning.

Tax Serial No. A-2-11-1

Account No. 362886

ALTA Owner's Policy  
Schedule C

(040984.PFD/040984/15)

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