

00643010 B: 1265 P: 1834

B: 1265 P: 1834 Fee \$17.00

Debbie B. Johnson, Iron County Recorder - Page 1 of 2

05/15/2013 04:43:44 PM By: SECURITY ESCROW & TITLE INSURANCE
AGENCY, LLC

MAIL TAX NOTICE TO
PAROWAN PLAZA, LLC
5455 SOUTH DURANGO DRIVE
LAS VEGAS, NV 89113

Warranty Deed

PAUL R. PORTER and BETTY JO PORTER, TRUSTEES OF THE PORTER FAMILY TRUST, DATED OCTOBER 27, 2009 of BEAVER, County of BEAVER, State of UTAH, hereby CONVEY and WARRANT to

PAROWAN PLAZA, LLC of LAS VEGAS, NV 89113 Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in IRON, State of UTAH:

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.

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 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 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 75 West Street, recorded December 7, 2004 as Entry No. 494871 in Book 954 at Page 607, Official Iron County Records.

TOGETHER WITH an easement for ingress and 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 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, 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.

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 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 South 89°58'19" West 80.00 feet along the Section line to the point of beginning.

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 I-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 Id Number A-0002-0000-0000, A-0002-0001-0002 & A-0002-0011-0001

WITNESS, the hand(s) of said Grantor(s), this 1st of May, 2013 A.D.,

Signed in the Presence of:

_____)
_____)
_____)
_____)

Paul R. Porter Trustee
PAUL R. PORTER, TRUSTEE

Betty Jo Porter, Trustee
BETTY JO PORTER, TRUSTEE

STATE OF UTAH
COUNTY OF BEAVER

On the 1st of May, 2013 A.D., Personally appeared before me PAUL R. PORTER and BETTY JO PORTER, TRUSTEES OF THE PORTER FAMILY TRUST, DATED OCTOBER 27, 2009, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Nichole D. Bess
NOTARY PUBLIC

Residing at: Beaver, UT

My Commission Expires: 2-22-2017

