

Ent 538608 Bk 904 Pg 144 -152
Date: 18-Sep-2020 11:55 AM
Fee: \$40.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Cottonwood Title Insurance A
Recorded Electronically by Simplifile

WHEN RECORDED RETURN AND
SEND TAX NOTICES TO:
Hotel Moab II, LLC
7000 WALKABOUT RANCH RD.
MOAB, UT 84532

Tax Parcel No. 01-0001-0158
129089 JCP

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hotel Moab LLC, a Utah limited liability company, who acquired title as Hotel Moab, LLC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to Hotel Moab II, LLC, a Utah limited liability company ("Grantee"), the following described real property situated in Grand County, State of Utah:

Beginning at a 3/8" spike which bears South 1389.2 feet and West 667.1 feet from the North 1/4 Corner, Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence South 0°38' East 318.7 feet to a corner which bears 0.9 feet South and 0.1 feet East of a metal fence post; thence South 08° 09' West 77.4 feet to a cedar post; thence South 52°23' West 147.6 feet to a double cedar post; thence North 88° 06' West 58.5 feet to a cedar fence post; thence North 26° 04' West 156.1 feet to a cedar fence post; thence South 89° 45' West 43.2 feet to a cedar fence post; thence North 0°51' West 344.5 feet to a 3/8" spike; thence South 89° 47' East 299.7 feet to the point of beginning. Bearings based on the centerline of 100 West Street (N 0 deg 17' E). (Parcel No. 01-0001-0158)

LESS the following:

- a. Beginning at a point which bears South 1872.7 feet and West 819.6 feet from the North 1/4 Corner of Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence with the South line of the Davis Tract North 88°06' West 32.5 feet; thence North 26° West 25.8 feet; thence with the North Right of Way with the proposed Williams Way South 58°30' East 11.3 feet; thence with a curve to the left, the chord of which bears South 61°46' East 38.8 feet (Delta=6 degrees 33'05", Radius=339.25, Tangent=19.42 feet, Length=38.79) to the point of beginning.
- b. Any portion within Williams Way.

TOGETHER WITH all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other mineral interests in, on, under or above the property.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

This Special Warranty Deed may be executed in counterparts.

/to be effective
This Special Warranty Deed is dated this 13th day of September, 2020.

GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company



Kevin S. Garn, Manager

Michael H. Bynum, Manager

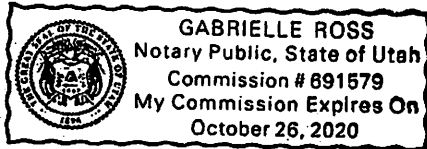
David Webster Sr., Manager

David Webster Jr., Manager

[notary acknowledgments on next page]

STATE OF Utah)
)
:SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 15 day of September, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.



Gabrielle Ross
NOTARY PUBLIC

#691579

STATE OF _____)
)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Sr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

This Special Warranty Deed is dated this ^{to be effective} 8th day of September, 2020.

GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company

Kevin S. Garn, Manager



Michael H. Bynum, Manager

David Webster Sr., Manager

David Webster Jr., Manager

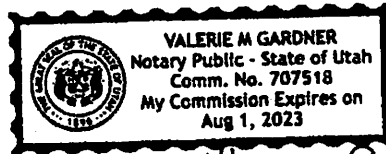
[notary acknowledgments on next page]

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF Utah)
:SS
COUNTY OF Grand)



The foregoing instrument was acknowledged before me this 14th day of September, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

Valerie M. Gardner
NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Sr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

This Special Warranty Deed is dated this ^{/to be effective} 18th day of September, 2020.

GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company

Kevin S. Garn, Manager

Michael H. Bynum, Manager



David Webster Sr., Manager

David Webster Jr., Manager

[notary acknowledgments on next page]

STATE OF _____)
:ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

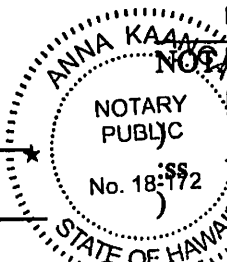
NOTARY PUBLIC

STATE OF _____)
:ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

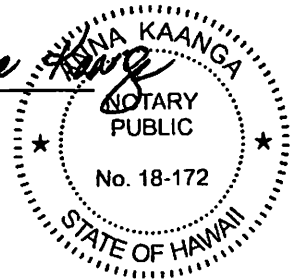
STATE OF Hawaii)
COUNTY OF Honolulu)

Doc. Date: 09-08-20 # Pages 3
 Notary Name: Anna Kaanga First Circuit
 Doc. Description: Warranty Deed
My dear Webster Sr
Anna Kaanga 09-08-20
 Notary Signature Date
 Commission expires: 04-22-2022



The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Sr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

ANNA KAANGA
NOTARY PUBLIC



STATE OF _____)
:ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

NOTARY PUBLIC

/to be effective
This Special Warranty Deed is dated this 18th day of September, 2020.

GRANTOR:

HOTEL MOAB LLC
a Utah limited liability company

Kevin S. Garn, Manager

Michael H. Bynum, Manager

David Webster Sr., Manager



David Webster Jr., Manager

[notary acknowledgments on next page]

