

00789058

B: 1602 P: 1710

B: 1602 P: 1710 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

04/04/2022 09:58:24 AM By: RUDD & HAWKES TITLE INSURANCE AGENCY, LLC

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
CW Redhawk Village QOZB
1222 W. Legacy Crossing Blvd, Ste. 6, Centerville, UT 84014

File Number: NSN21-814
Portion of Parcel ID: B-1884-0009-0000

Special Warranty Deed

This Special Warranty Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(vi), whereby this deed (i) is made in anticipation of future land use approvals on the property; (ii) does not convey any land use approvals; and (iii) has not been approved by the applicable land use authority.

RSC Agriculture LLC, a Utah Limited Liability Company

Grantor

of Cedar City, Utah
herby CONVEYS and WARRANTS to

CW Redhawk Village QOZB LLC, a Utah Limited Liability Company

Grantee

of Cedar City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit:

RSC AGRICULTURE PARCEL (4.21-AC):

COMMENCING AT THE EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE S00°03'39"W 145.00 FEET; THENCE S89°59'27"W 1,265.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY 3900 WEST; THENCE N00°14'53"E ALONG SAID R.O.W. 145.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.21 ACRES, MORE OR LESS.

SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ADJACENT TO 3900 WEST RIGHT OF WAY.

SUBJECT TO 45.00-FOOT-WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID EASEMENT TO BE IMMEDIATELY TERMINATED ONCE A PUBLIC ROAD DEDICATION OCCURS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 45.00 FEET; THENCE S89°59'27"W 1,265.64 FEET TO THE EASTERLY RIGHT OF WAY OF 3900 WEST ; THENCE N00°14'53"E ALONG SAID R.O.W. 45.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.31 ACRES, MORE OR LESS.

Portion of Tax Serial Number: B-1884-0009-0000.

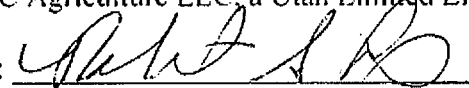
LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 30th of March, 2022

RSC Agriculture LLC, a Utah Limited Liability Company

By:

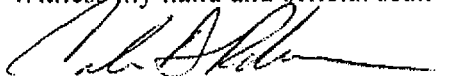


Robert S. Cox, CPA, Member

STATE OF UTAH
COUNTY OF

On this 30th day of March, 2022, personally appeared Robert S. Cox, CPA, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Member of RSC Agriculture and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



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WARRANTY DEED