

Corporate Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
06/04/2020 01:46:35 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Palisades at Snow Canyon, LLC  
165 N 100 E, Ste 1  
St. George, UT 84770



**SOUTHERN UTAH  
TITLE COMPANY**  
"Living good Deeds for over 70 years"  
SINCE 1947

Order No. 211021 - EFP  
Tax I.D. No. I-SB-19-J-1

Space Above This Line for Recorder's Use

**WARRANTY DEED**

(Corporate)

**Ivins City, a Utah Municipal Corporation**, organized and existing under the laws of the State of Utah with its principal office at Ivins, County of Washington, State of Utah, grantor(s), hereby

**CONVEYS and WARRANTS to**

**Palisades at Snow Canyon, LLC, a Utah limited liability company**, grantees of St. George, County of Washington, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in Washington County, State of Utah:

**See Attached Exhibit "A"**

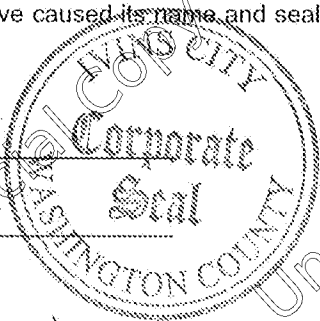
TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

In witness whereof, the grantor(s) has/have caused its name and seal to be hereunto affixed by its duly authorized officers this 3rd day of June, 2020.

Ivins City, a Utah Municipal Corporation

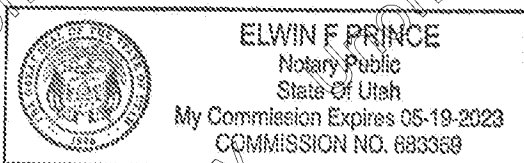
By: Chris Hart  
Chris Hart, Mayor

By: Kari Jimenez  
Kari Jimenez, City Recorder



STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 3rd day of June, 2020, personally appeared before me, Chris Hart, who being by me duly sworn, did say, that the said Chris Hart, is the Mayor, and Kari Jimenez, is the City Recorder of Ivins City, a Utah Municipal Corporation, and that said instrument was signed in behalf of said municipality by authority of its City Council, and said Chris Hart and Kari Jimenez duly acknowledge to me that said City executed the same and that the seal affixed is the seal of said City.



NOTARY PUBLIC

My Commission Expires

Attachment to that certain Corporate Warranty Deed executed by Ivins City, a Utah Municipal Corporation grantor(s), to Palisades at Snow Canyon, LLC, a Utah limited liability company grantee(s).

Order No. 214021  
Tax I.D. No. LSB-19-J-1

**EXHIBIT "A"**

**PARCEL 1:**

Beginning at the Southeast Corner of Section 32, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence along the said Section Line N 88°44'14" W 115.50 feet to a angle point on the North right of way line of Center Street according to the official plat thereof, record's of Washington County; thence continuing along said right of way the following two (2) courses, N 0°23'21" E 25.20 feet; thence N 89°45'28" W 883.49 feet to a point on the East boundary line of Palisades Phase 1 according to the official plat thereof, record's of Washington County, thence continuing along said boundary the following twenty-four (24) courses, N 0°14'32" E 38.85 feet; thence N 44°45'29" W 24.48 feet; thence N 0°14'31" E 38.17 feet; thence N 89°45'29" W 4.00 feet; thence N 0°14'31" E 47.52 feet; thence N 89°45'29" W 8.00 feet; thence N 0°14'31" E 69.98 feet; thence S 89°45'29" E 4.00 feet; thence N 0°14'31" E 60.00 feet; thence N 89°45'29" W 8.00 feet; thence N 0°14'31" E 47.64 feet; thence S 89°45'29" E 4.00 feet; thence N 0°14'31" E 60.39 feet; thence; N 15°07'00" W 51.68 feet; thence S 75°22'35" W 4.00 feet; thence N 14°37'25" W 52.47 feet; thence N 45°07'04" W 49.91 feet; thence S 77°17'48" W 4.00 feet; thence N 12°42'12" W 67.07 feet; thence N 89°45'29" W 14.47 feet; thence N 0°14'31" E 12.54 feet; thence N 89°45'29" W 32.70 feet; thence N 0°14'31" E 12.83 feet; thence leaving said boundary N 87°26'15" E 170.92 feet; S 77°23'16" E 169.35 feet; S 89°45'35" E 256.66 feet; thence North 125.45 feet; thence N 53°00'33" E 54.73 feet to a point on that particular piece of property as described in Document #20080031158, record's of Washington County, thence continuing along said boundary the following five (5) courses, S 79°05'09" E 94.20 feet; thence S 83°56'46" E 86.97 feet; thence S 89°45'29" E 172.58 feet; thence N 81°41'02" E 86.56 feet; thence S 89°45'29" E 101.65 feet to a point on the East Section Line of said Section 32; thence S 1°18'27" W, along the Section Line, 748.95 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the platted streets lying within Blocks 9 and 10, St. George and Santa Clara Bench Irrigation Company Survey.

ALSO LESS AND EXCEPTING THEREFROM that portion dedicated to Ivins City for the purposes of constructing, reconstructing, repairing, maintaining and operating a public roadway, as set forth and described on Deed of Dedication recorded May 12, 2008, as Doc. No. 20080019530, Official Washington County Records.

**PARCEL 2:**

Beginning at a point that lies North 01°18'25" East along the Section Line 666.38 feet and West 580.23 feet, from the Southeast Corner of Section 32, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, and running thence South 0°22'12" West 66.74 feet; thence North 88°18'01" West 105.12 feet; thence North 58°54'34" East 123.21 feet, to the point of beginning.

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Initials

*[Handwritten Signature]*