

MAIL TAX NOTICE TO
Parowan Plaza, LLC
5455 South Durango Drive
Las Vegas NV 89113

PIN: A-0002-0000-0000
A-0002-0011-0001

Warranty Deed

Parowan Plaza, LLC, GRANTOR of Las Vegas, County of Clark, State of Nevada, hereby CONVEY and WARRANT to Parowan Plaza, LLC GRANTEE of Las Vegas, Nevada for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract(s) of land in : Iron County, State of UTAH:

See Attached Exhibit A - Legal Description

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2023 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 17 of August, A.D., 2023.

Signed in the Presence of:

Parowan Plaza, LLC

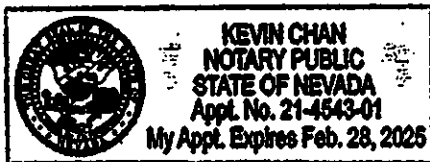
[Signature]
Gina Schmidt)
[Signature]
Richard Walton)

By: [Signature]
Its: JOSEPH G. Willardson

STATE OF NEVADA
COUNTY OF CLARK

On the 17 day of AUGUST A.D., 2023, Personally appeared before me JOSEPH WILLARDSON for Parowan Plaza, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]
NOTARY PUBLIC
Residing at: 10701 W. TOWN AVE. LAS VEGAS, NV 89135
My Commission Expires: 2/28/25



Part of A-0002-0011-0001 & A-0002-0000-0000

Beginning at the intersection of the Northerly line of 750 North Street and the Westerly line of Main Street, said point being South 89°58'19" East 659.50 feet along the section line and North 00°54'44" West 616.48 feet along the Westerly line of said Main Street, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence South 89°05'16" West 298.00 feet along the Northerly line of said 750 North Street;
thence North 01°58'54" West 748.17 feet to a point on the Southerly right-of-way line of Interstate 15;
thence Northeasterly along the Southerly right-of-way line of Interstate 15 the following (2) courses;
thence Easterly 215.45 feet along an arc of a 743.51 foot radius non-tangent curve to the right (center bears South 17°30'56" East, long chord bears North 80°47'10" East 214.70 feet with a central angle of 16°36'11");
thence South 73°00'17" East 94.10 feet to the Westerly line of said Main Street;
thence Southerly along said Westerly line of Main Street the following (3) courses;
thence South 00°54'44" East 100.00 feet;
thence South 02°03'17" East 500.10 feet;
thence South 00°54'44" East 150.11 feet to the Point of Beginning.

Containing 230,559 square feet or 5.29 acres.

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Parowan Plaza, LLC

[Signature])
Greg Schmidt)
[Signature])
Risher Mattson)

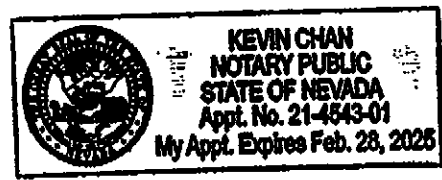
[Signature]
By: Joseph G. Willardson
Its:

STATE OF NEVADA
COUNTY OF CLARK

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[Signature]

NOTARY PUBLIC
Residing at: 10761 W. TWAN AVE. LAS VEGAS, NV 89135
My Commission Expires: 2/28/25



Part of A-0002-0000-0000 & A-0002-0011-0001

Beginning at a point on the Westerly line of Main Street, said point being South 89°58'19" East 659.50 feet along the section line and North 00°54'44" West 423.57 feet along the Westerly line of said Main Street, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North 89°58'19" West 270.50 feet;
thence South 00°10'05" West 206.51 feet to the Northeasterly corner of North Park Subdivision, as found on file at the Iron County Recorder's Office;
thence North 89°58'19" West 100.00 feet along the Northerly line of said North Park Subdivision to the Easterly line of 75 West Street;
thence Northerly along the said Easterly line of 75 West Street the following (2) courses;
thence North 00°10'05" East 283.83 feet;
thence Northeasterly 38.80 feet along an arc of a 25.00 foot radius curve to the right (center bears South 89°50'07" East, long chord bears North 44°37'35" East 35.02 feet with a central angle of 88°55'23") to the Southerly line of 750 North Street;
thence North 89°05'16" East 344.02 feet along said Southerly line of 750 North Street to the Westerly line of said Main Street;
thence South 00°54'44" East 107.91 feet along said Westerly line of Main Street to the Point of Beginning.

Containing 59,280 square feet or 1.36 acres.

Together with:

Beginning at a point being North 00°10'05" East 360.00 feet along the section line and South 89°58'19" East 26.70 feet from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North 00°10'05" East 131.73 feet;
thence Northeasterly 46.56 feet along an arc of a 30.00 foot radius curve to the right (center bears South 89°50'07" East, long chord bears North 44°37'35" East 42.03 feet with a central angle of 88°55'23") to the Southerly line of 750 North Street;
thence Easterly along said Southerly line of 750 North Street the following (2) courses;
thence North 89°05'16" East 139.41 feet;
thence Southeasterly 39.74 feet along an arc of a 25.00 foot radius curve to the right (center bears South 00°54'34" East, long chord bears South 45°22'14" East 35.69 feet with a central angle of 91°04'39") to the Westerly line of 75 West Street;
thence South 00°10'05" West 281.89 feet along said Westerly line of 75 West Street to the Northerly line of North Park Subdivision, as found on file at the Iron County Recorder's Office;
thence North 89°58'19" West 100.00 feet along the Northerly line and to the Northwesterly corner of said North Park Subdivision;
thence North 00°10'05" East 143.00 feet;
thence North 89°58'19" West 94.30 feet to the Point of Beginning.

Containing 45,598 square feet or 1.05 acres.

Together with:

Beginning at a point on the Section line, said point being North 00°10'05" East 636.84 feet along the

section line, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North $00^{\circ}10'05''$ East 526.67 feet along said Section line 12 to a point on the Southerly line of the Interstate 15 Right-of-Way;

thence Northeasterly along said Southerly line of Interstate 15 the following (2) courses;

thence North $50^{\circ}34'46''$ East 95.88 feet;

thence Northeasterly 284.26 feet along an arc of a 743.51 foot radius curve to the right (center bears South $39^{\circ}25'14''$ East, long chord bears North $61^{\circ}31'55''$ East 282.53 feet with a central angle of $21^{\circ}54'18''$);

thence South $01^{\circ}58'54''$ East 748.17 feet to the Northerly line of 750 North Street;

thence Westerly along the Northerly line of said 750 North Street the following (3) courses;

thence South $89^{\circ}05'16''$ West 292.71 feet;

thence Northwesterly 47.69 feet along an arc of a 30.00 foot radius curve to the right (center bears North $00^{\circ}54'44''$ West, long chord bears North $45^{\circ}22'18''$ West 42.82 feet with a central angle of $91^{\circ}04'52''$);

thence North $89^{\circ}49'55''$ West 26.70 feet to the Point of Beginning.

Containing 224,760 square feet or 5.16 acres.