

**00789394 B: 1603 P: 1409**

B: 1603 P: 1409 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

04/08/2022 12:49:36 PM By: SECURITY ESCROW & TITLE INSURANCE  
AGENCY, LLC

**WHEN RECORDED RETURN TO:**

Iron Apex Holdings, LLC a Utah Limited Liability Company  
HC 65 Box 340  
Kanarraville, UT 84742

**WARRANTY DEED**

Iron Rock, LLC a Utah Limited Liability Company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID No.: E-0172-0001-0000; Tax Account No.: 0149424

**TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.**

**SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.**

WITNESS, the hand of said grantor this 5th day of April, 2022.

Iron Rock, LLC a Utah Limited Liability Company  
By: Utopian Ventures, LLC a Wyoming Limited  
Liability Company, Member

*Richard Shem Jessop*

Manager

Richard Shem Jessop, Manager



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point South 89°30'15" East along the Township line 815.81 feet (815.18 feet as shown on that Record of Survey for: Mountain View Real Estate, prepared by Adams Surveying and Engineering, filed September 14, 1992, as Plat No. 274, in the Office of the County Engineer of Iron County, Utah) from the South Quarter corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian; said point being also South 89°29'54" East 900.32 feet from the North Quarter Corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 89°30'15" East along said Township line 441.09 feet to the Northeast Corner of Sectional Lot 2, Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; thence South 0°31'02" East along the 1/16 Section line 2204.39 feet to the Center line of an existing 100.00 foot Right of Way for a County Road; thence North 49°11'38" West along said centerline 609.00 feet; thence North 1810.14 feet to the point of beginning.

Excepting therefrom any portion lying with the boundaries of the County Road Right of Way (Highway U-235).

EXCEPTING THEREFROM any and all water and/or water rights.

00795478 B: 1618 P: 1933

B: 1618 P: 1933 Fee \$40.00

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08/12/2022 09:23:29 AM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

**WHEN RECORDED RETURN TO:**

Iron Apex Holdings, LLC a Utah Limited Liability Company  
HC 65 Box 340  
Kanarrville, UT 84742

**WARRANTY DEED**

Jacen Christian Brewer, Irma Violeta Brewer, and Douglas George Brewer, **GRANTOR**, hereby **CONVEY (S) AND WARRANT(S)** to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

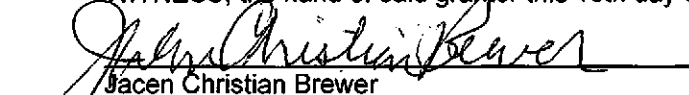
SEE EXHIBIT "A" ATTACHED HERETO

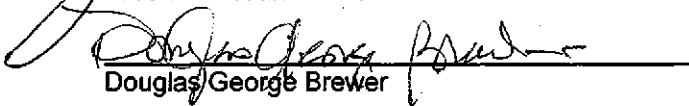
TAX ID No.: E-0172-0001-0002; Tax Account No.: 0334646

**TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.**

**SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.**

WITNESS, the hand of said grantor this 10th day of August, 2022.

  
\_\_\_\_\_  
Jacen Christian Brewer

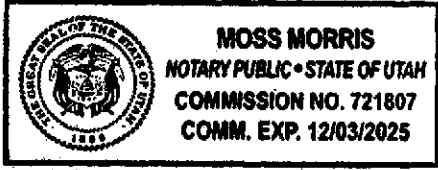
  
\_\_\_\_\_  
Douglas George Brewer

  
\_\_\_\_\_  
Irma Violeta Brewer

STATE OF UTAH }  
COUNTY OF Salt Lake } ss.

On the 11 day of August, A.D. 2022 personally appeared before me Douglas George Brewer the signer of the within instrument, who duly acknowledged to me that he executed the same.

Moss Morris  
\_\_\_\_\_  
Notary Public



STATE OF UTAH }  
COUNTY OF Iron } ss.

On the 11 day of August, A.D. 2022 personally appeared before me Jacen Christian Brewer, Irma Violeta Brewer the signers of the within instrument, who duly acknowledged to me that they executed the same.

Calvin D Robinson  
\_\_\_\_\_  
Notary Public

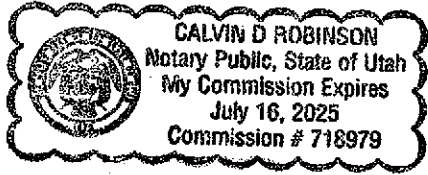


EXHIBIT "A"  
LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 89°20'15" EAST ALONG THE TOWNSHIP LINE 237.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ALSO SOUTH 89°29'15" EAST 322.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°30'15" EAST ALONG SAID TOWNSHIP LINE 577.87 FEET; THENCE SOUTH 1810.14 FEET TO THE CENTERLINE OF AN EXISTING 100 FEET WIDE RIGHT OF WAY FOR A COUNTY ROAD; THENCE NORTH 49°11'29" WEST ALONG SAID CENTERLINE 763.42 FEET; THENCE NORTH 1316.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT-OF-WAY

EXCEPTING THEREFROM any and all water and/or water rights.







Exhibit A

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M; THENCE S.88°55'46"E. ALONG THE SECTION LINE 2653.47 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE S.88°55'40"E. ALONG THE SECTION LINE 262.30 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE L.A. & S.L. RAILROAD, THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE THE NEXT 5 CALLS; (1) THENCE S.43°39'53"E. 3451.48 FEET TO THE EAST LINE OF SAID SECTION 34, (2) THENCE S.0°10'12"W. ALONG SAID SECTION LINE 144.39 FEET, (3) THENCE S.43°39'53"E. 2607.50 FEET, (4) THENCE N.46°20'07"E. 100.00 FEET, (5) THENCE S.43°39'53"E. 246.75 FEET, THENCE S.46°22'39"W. 925.36 FEET, THENCE N.43°37'21"W. 2528.95 FEET, THENCE S.46°22'39"W. 2682.55 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34, THENCE N.89°37'28"W. ALONG THE SECTION LINE 365.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34, THENCE N.89°33'20"W. ALONG THE SECTION LINE 1117.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NEXT 6 CALLS; (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5679.70 FEET A DISTANCE OF 1973.76 FEET (THE CHORD OF SAID CURVE BEARS N.30°17'32"W. 1963.84 FEET), (2) THENCE N.20°23'25"W. 329.48 FEET, (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.90 FEET A DISTANCE OF 508.96 FEET (THE CHORD OF SAID CURVE BEARS N.25°20'17"W. 508.31 FEET), (4) THENCE N.30°17'49"W. 347.12 FEET, (5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1429.13 FEET A DISTANCE OF 621.00 FEET (THE CHORD OF SAID CURVE BEARS N.17°21'22"W. 616.12 FEET), (6) THENCE N.4°54'37"W. 1978.85 FEET TO THE NORTH LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE N.87°28'53"E. ALONG SAID SECTION LINE 349.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 538.01 ACRES OF LAND.

00795610

B: 1619 P: 674 Fee \$40.00  
Carri R. Jeffries, Iron County Recorder Page 3 of 3  
08/15/2022 04:48:11 PM By PLATT PLATT INC



00801954 B: 1634 P: 1729

B: 1634 P: 1729 Fee \$40.00

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02/07/2023 03:47:36 PM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

**WHEN RECORDED RETURN TO:**

Iron Apex Holdings, LLC a Utah Limited Liability Company  
HC 65 Box 340  
Kanarrville, UT 84742

**WARRANTY DEED**

Virginia Lee Walker and Samuel A. Walker, Trustees of the Virginia and Samuel Walker Family Trust, utd July 27, 2004, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

Beginning at a point South 00°56'28" West, 961.20 feet from the North Quarter corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 62°22'28" East 381.74 feet; thence South 115.00 feet to a point on the North right-of-way line of an existing County Road; thence North 49°11'38" West along said Right-of-Way line 446.84 feet to the point of beginning.

EXCEPTING THEREFROM any and all water and/or water rights.

TAX ID No.: E-0172-0001-0003; Tax Account No.: 0442779

**TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.**

**SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2023 and thereafter.**

WITNESS, the hand of said grantor this 31 day of JANUARY, 2023.

The Virginia and Samuel Walker Family Trust, utd  
July 27, 2004

  
Virginia Lee Walker, Trustee

  
Samuel A. Walker, Trustee

State of California

County of San Diego<sup>SS.</sup>

On the 31 day of January 2023, personally appeared before me Virginia Lee Walker and Samuel A. Walker as Trustee of the Virginia and Samuel Walker Family Trust under trust instrument dated July 27, 2004, who acknowledged to me that they executed it in such capacity with authority to do so.

Deanna L. Mummert  
NOTARY PUBLIC

