

Corporate Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
02/16/2016 11:37:02 AM Fee \$23.00 By
INVEST TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
MB - PAINTED SANDS LLC
2150 S 1300 E 150
SALT LAKE CITY, UT 84106

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 223151

WARRANTY DEED
(CORPORATE FORM)

CENTRAL BANK

A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF UTAH, WITH ITS
PRINCIPAL OFFICE AT PLEASANT GROVE, COUNTY OF UTAH, STATE OF UTAH,
GRANTORS, HEREBY CONVEY AND WARRANT TO

MB - PAINTED SANDS, LLC, A UTAH LIMITED LIABILITY COMPANY

GRANTEE(S)

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN COUNTY,
STATE OF :

(H-3-1-33-1444 AND H-3-1-33-14401)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2016 AND THEREAFTER.

THE OFFICERS WHO SIGN THIS DEED HEREBY CERTIFY THAT THIS DEED AND THE TRANSFER
REPRESENTED THEREBY WAS DULY AUTHORIZED UNDER A RESOLUTION DULY ADOPTED BY THE BOARD
OF DIRECTORS OF THE GRANTOR AT A LAWFUL MEETING DULY HELD AND ATTENDED BY A QUORUM.
IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED BY
ITS DULY AUTHORIZED OFFICERS THIS 11TH DAY OF FEBRUARY, A.D., 2016.

CENTRAL BANK

Ellis Taylor
By: ELLIS TAYLOR, REO OFFICER

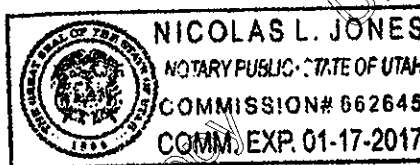
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Utah) (ss.

On this 11th day of February, 2016, personally appeared before me ELLIS TAYLOR, whose identity is personally
known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is
the REO OFFICER, of CENTRAL BANK, and that said document was signed by him/her in behalf of said Corporation by
Authority of its By-Laws (or a Resolution of its Board of Directors), and said ELLIS TAYLOR acknowledged to me that the
said Corporation executed the same.

Nicolas L. Jones
NOTARY PUBLIC

My Commission Expires: 01-17-2017
Residing at: Spanish Fork, UT



INVEST TITLE SERVICES, INC.
444 EAST TABERNACLE, #B202
ST. GEORGE, UT 84770

EXHIBIT "A"

PARCEL 1: (H-3-1-33-1444) BEGINNING AT THE NORTH QUARTER (N 1/4) CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°49'15" EAST ALONG THE SECTION LINE 1319.27 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4, NE 1/4) OF SAID SECTION 33, THENCE SOUTH 0°02'08" WEST ALONG THE 1/16 SECTION LINE 883.75 FEET; THENCE NORTH 90°00' WEST 250.00 FEET; THENCE SOUTH 81°00' WEST 147.25 FEET; THENCE SOUTH 73°27'37" WEST 58.70 FEET; THENCE SOUTH 67°08' WEST 233.54 FEET; THENCE SOUTH 81°33' WEST 220.00 FEET; THENCE SOUTH 66°00' WEST 139.63 FEET; THENCE NORTH 89°36'23" WEST 360.52 FEET; THENCE SOUTH 41°33' WEST 184.31 FEET; THENCE SOUTH 38°22' WEST 198.00 FEET; THENCE SOUTH 9°22'45" EAST 234.56 FEET; THENCE NORTH 40°23'14" WEST 288.16 FEET; THENCE NORTH 43°14'59" WEST 401.42 FEET THENCE NORTH 13°39'13" EAST 254.18 FEET; THENCE NORTH 39°55'35" WEST 303.83 FEET; THENCE NORTH 15°18'50" WEST 643.08 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33, THENCE SOUTH 89°48'30" EAST ALONG THE SECTION LINE 1000.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN HURRICANE GARDEN HOMES PHASE 1 AMENDED, AND HURRICANE GARDEN HOMES PHASE 2 SUBDIVISION.

ALSO LESS AND EXCEPTING:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°01'12" WEST ALONG THE CENTER SECTION LINE 23.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 477.65 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 12°48'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.90 FEET; THENCE NORTH 77°21'39" EAST, A DISTANCE OF 54.24 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE SOUTH 89°49'22" EAST ALONG SAID NORTH LINE A DISTANCE OF 686.63 FEET; THENCE SOUTH 00°01'59" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°49'22" WEST, A DISTANCE OF 422.17 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 730.00 FEET AND A CENTRAL ANGLE OF 12°48'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.82 FEET; THENCE SOUTH 77°21'39" WEST A DISTANCE OF 145.83 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 12°48'59". THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.79 FEET; THENCE NORTH 89°49'22" WEST, A DISTANCE OF 477.55 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 33; THENCE NORTH 89°48'38" WEST, A DISTANCE OF 971.48 FEET; THENCE NORTH 15°18'50" WEST, A DISTANCE OF 83.02 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE SOUTH 89°48'38" EAST, A DISTANCE OF 993.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN PLATTED PUBLIC STREET, AS SHOWN AND LOCATED ON THE OFFICIAL PLAT OF HURRICANE GARDEN HOMES SUBDIVISION (AMENDED) RECORDED AS ENTRY NO. 395819.

ALSO LESS AND EXCEPTING:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 632.65 FEET; THENCE SOUTH 77°21'39" WEST A DISTANCE OF 54.24 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 12°48'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.90 FEET; THENCE NORTH 89°49'22" WEST, A DISTANCE OF 477.65 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 33; THENCE NORTH 89°48'38" WEST, A DISTANCE OF 993.55 FEET; THENCE NORTH 15°18'50" WEST A DISTANCE OF 24.39 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE SOUTH 89°48'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1,000 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°01'12" WEST ALONG THE CENTER SECTION LINE 103.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 477.55 FEET TO POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 12°48'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.79 FEET; THENCE NORTH 77°21'39" EAST, A DISTANCE OF 145.83 FEET; THENCE SOUTH 73°04'54" WEST 230.84 FEET; THENCE NORTH 88°54'40" WEST 698.71 FEET; THENCE NORTH 89°43'34" WEST, 469.22 FEET; THENCE SOUTH 85°26'45" WEST, 117.48 FEET; THENCE NORTH 89°48'58" WEST, 199.94 FEET; THENCE NORTH 15°18'50" WEST, 20.65 FEET; THENCE SOUTH 89°48'38" EAST, 971.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1450 WEST STREET, A 58.00 FOOT WIDE PUBLIC STREET, SAID POINT LIES SOUTH 89°55'24" WEST 1777.09 FEET ALONG THE SECTION LINE AND SOUTH 00°15'21" EAST 40.87 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 11.38 FEET DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 49+74.11 AND RUNNING THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 00°15'21" EAST 0.26 FEET TO THE POINT OF CURVATURE OF A 271.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY 26.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'30" TO A POINT ON A NON-TANGENT LINE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 83°16'45" WEST 224.55 FEET ALONG SAID NON-TANGENT LINE TO THE POINT OF CURVATURE OF A 1587.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY 21.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'41" TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE NORTH 72°49'40" EAST 129.08 FEET TO A POINT ON THE ARC OF A 710.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 12°53'36" EAST; THENCE EASTERLY 123.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'24" TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE AND THE POINT BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 1450 WEST STREET, A 58.00 FOOT WIDE PUBLIC STREET, SAID POINT LIES SOUTH 89°55'24" WEST 1719.09 FEET ALONG THE SECTION LINE AND SOUTH 00°15'21" EAST 40.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 17.23 FEET DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 50+31.82 AND RUNNING THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°55'24" EAST 197.55 FEET TO A POINT ON THE ARC OF A 1512.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 03°22'17" EAST; THENCE WESTERLY 88.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'58" TO THE POINT OF TANGENCY; THENCE SOUTH 83°16'45" WEST 110.73 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT BEING ON THE ARC OF A 329.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY, THE RADIUS POINT OF WHICH LIES NORTH 86°51'16" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES; NORTHERLY 19.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'05" TO THE POINT OF TANGENCY; THENCE NORTH 00°15'21" WEST 0.95 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.

PARCEL 2: (H-3-1-33-11401)

BEGINNING AT A POINT SOUTH 0°01'59" WEST, ALONG THE 1/16 SECTION LINE, 503.41 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°01'59" WEST ALONG THE 1/16 SECTION LINE, 645.13 FEET; THENCE SOUTH 89°47'30" EAST 229.20 FEET TO A POINT ON THE WEST LINE OF A 58.00 FOOT DEDICATED RIGHT-OF-WAY; THENCE NORTH 1°41'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, 243.43 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 89°48'43" EAST, ALONG THE END OF SAID RIGHT-OF-WAY, 23.27 FEET; THENCE NORTH 0°02'31" EAST 401.91 FEET; THENCE NORTH 89°49'22" WEST, 259.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT NORTH 89°49'22" WEST ALONG THE SECTION LINE 1059.63 FEET AND SOUTH 0°02'31" WEST, 503.41 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL OF LAND; THENCE SOUTH 0°02'16" WEST 401.91 FEET; THENCE NORTH 89°48'43" WEST, 23.27 FEET; THENCE NORTH 0°19'21" WEST, 401.92 FEET; THENCE SOUTH 89°49'22" EAST, 25.80 FEET TO THE POINT OF BEGINNING.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.