

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
01/04/2017 10:15:22 AM Fee \$12.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:
Fossil Hills Townhomes, LLC, a Utah Limited Liability
Company
494 West 1300 North
Springville, UT 84663



Order No. 191043 - DJP
Tax I.D. No. SG-5-3-8-332

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

DSG Holdings, LLC, a Utah limited liability company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Fossil Hills Townhomes, LLC, a Utah Limited Liability Company, grantee(s) of Springville, County of Utah, 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"

SUBJECT TO THAT CERTAIN EASEMENT TO DSG HOLDINGS, LLC, its successors and assigns, as DESCRIBED IN DOCUMENT 20160048680, RECORDED DECEMBER 21, 2016.

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.

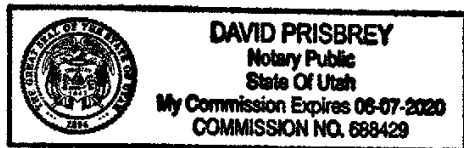
WITNESS the hand(s) of said grantor(s), this 22 day of December, 2016.

DSG Holdings, LLC, a Utah limited liability company

By: [Signature]
Brett Burgess, Manager

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

On the 22 day of December, 2016, personally appeared before me, Brett Burgess, who being by me duly sworn, did say that he/she is the Manager of DSG Holdings, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Brett Burgess acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires:

Attachment to that certain Special Warranty Deed executed by DSG Holdings, LLC, a Utah limited liability company grantor(s), to Fossil Hills Townhomes, LLC, a Utah Limited Liability Company grantee(s).

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EXHIBIT "A"

BEGINNING AT A POINT NORTH 88°48'57" WEST, ALONG THE SOUTH LINE OF SECTION 8, A DISTANCE OF 985.882 FEET, FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°48'57" WEST ALONG SAID SECTION LINE, A DISTANCE OF 335.000 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 52°26'27" WEST 298.200 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIVER ROAD; THENCE NORTH 37°33'33" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1520.278 FEET; THENCE SOUTH 52°26'27" EAST 458.183 FEET; THENCE SOUTH 37°33'33" WEST 1172.613 FEET; THENCE SOUTH 01°11'03" WEST 185.043 FEET TO THE POINT OF BEGINNING.

Initials BB /