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DOC # 20180008664

When recorded mail deed and tax notice to:
Kirby & Reeve LLC
36 North 100 West
Hurricane, UT 84737

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
03/01/2018 11:15:20 AM Fee \$ 16.00
By SOUTHERN UTAH TITLE CO



Order No. 178896 - DMH
Tax I.D. No. H-3-1-34-3411

Space Above This Line for Recorder's Use

WARRANTY DEED

Kirby & Reeve LLC, a Utah Limited Liability Company, which acquired title as Kirby and Reeve, LLC, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Kirby & Reeve LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, 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.

WITNESS the hand(s) of said grantor(s), this 26 day of February, 2018.

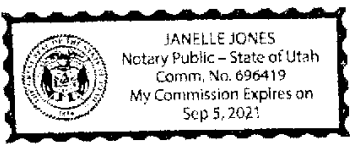
Kirby & Reeve LLC, a Utah Limited Liability Company

By: [Signature]
Chantel Reeve, Member
By: [Signature]
Trent Kirby, Member
By: [Signature]
Misty Kirby, Member

STATE OF Utah)
) ss.
COUNTY OF Washington)

On the 26th day of February, 2018, personally appeared before me, Chantel Reeve, who being by me duly sworn, did say that he/she is the Member, Trent Kirby, who being by me duly sworn, did say that he/she is the Member, and Misty Kirby, who being by me duly sworn, did say that he/she is the Member of Kirby & Reeve LLC, a Utah Limited Liability Company, and that said instrument was signed by them 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 Chantel Reeve, Trent Kirby, and Misty Kirby acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/5/18



Attachment to that certain Warranty Deed executed by Kirby & Reeve LLC, a Utah Limited Liability Company, which acquired title as Kirby and Reeve, LLC grantor(s), to Kirby & Reeve LLC, a Utah Limited Liability Company grantee(s).

Order No. 178896
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EXHIBIT "A"

Beginning at a point North 89°52'10" West, along the lot line, 103.29 feet and South 00°07'50" West 12.50 feet from the Northeast Corner of Lot Sixteen (16), Block 13, HURRICANE FIELD SURVEY, and running thence South 00°07'50" West 313.52 feet; thence North 89°52'10" West 100.00 feet; thence South 00°07'50" West 150.00 feet to a point on the North right-of-way line of Highway U-9; thence South 89°52'01" West, along said right-of-way line, 235.91 feet to the point of curvature of a tangent curve, concave to the Northeast, having a radius of 19.00 feet and a central angle of 90°15'49"; thence Northeasterly along said curve, a distance of 29.93 feet; thence North 00°07'50" East 426.61 feet to the point of curvature of a tangent curve, concave to the Southeast, having a radius of 19.00 feet and a central angle of 90°00'00"; thence Northeasterly, along said curve, a distance of 29.85 feet; thence South 89°52'10" East 336.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within 100 North Street.

ALSO, LESS AND EXCEPTING THEREFROM any portion lying within the following:

Beginning at a point South 0°00'48" East, along the lot line, 202.93 feet from the Northeast Corner of Lot 16, Block 13, HURRICANE FIELD SURVEY, and running thence South 0°00'48" East, 273.38 feet to a point on the North right-of-way line of State Highway U-9; thence along said right-of-way line South 89°56'45" West, 204.54 feet; thence North 00°08'10" East, 150.97 feet; thence South 89°51'50" East, 100.00 feet; thence North 00°08'10" East, 122.75 feet; thence North 89°56'45" East, 103.82 feet to the point of beginning.

ALSO, LESS AND EXCEPTING the following described parcel:

Beginning at a point South 0°01'08" East, along the lot line, 12.50 feet from the Northeast corner of Lot 16, Block 13, HURRICANE FIELD SURVEY, and running thence South 89°52'10" East 87.62 feet; thence South 0°01'25" East 168.00 feet; thence South 89°52'10" East 260.00 feet; thence South 0°01'25" East 294.65 feet to a point on the North right of way line of Highway U-9; thence South 89°56'25" West, along said right of way, 561.05 feet; thence North 0°07'50" East 128.82 feet; thence North 53°26'32" East 135.75 feet; thence North 0°07'50" East 254.59 feet; thence South 89°52'10" East 103.32 feet to the point of beginning.

ALSO, LESS AND EXCEPTING that portion lying within 1000 West Street per roadway dedication plat recorded April 28, 2008, as Entry No. 20080017238, Official Washington County Records.

Initials *IK AR MK*