

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
08/21/2018 04:09:00 PM Fee \$14.00 By
TERRA TITLE COMPANY

When recorded mail deed and tax notice to:

El Patron's Restaurants, Inc., a Utah
corporation
99 North State Street
La Verkin, UT 84745



terra title

Order No. 32851 - SLH
Tax I.D. No. LV-116-B-1

Space Above This Line for Recorder's Use

RESPA

WARRANTY DEED

Horsethunder Ranch LLC, a Utah limited liability company, grantor(s), of La Verkin, County of Washington, State of Utah, hereby CONVEY and WARRANT to

El Patron's Restaurants, Inc., a Utah corporation, grantee(s) of La Verkin, 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.

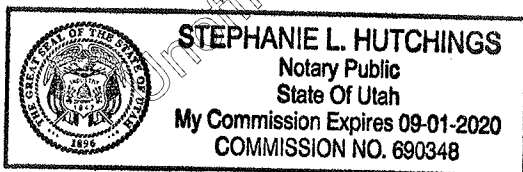
WITNESS the hand(s) of said grantor(s), this 20 day of August, 2018.

Horsethunder Ranch LLC, a Utah limited liability company

By: Cynthia Rodinos
Cynthia Rodinos, Member/Manager

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

On the 20 day of August, 2018, personally appeared before me, Cynthia Rodinos, who being by me duly sworn, did say that he/she is the Member/Manager of Horsethunder Ranch 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 Cynthia Rodinos acknowledged to me that said limited liability company executed the same.



NOTARY PUBLIC

My Commission Expires: 09/01/2020

Attachment to that certain Warranty Deed executed by Horsethunder Ranch LLC, a Utah limited liability company grantor(s), to El Patron's Restaurants, Inc., a Utah corporation grantee(s).

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EXHIBIT "A"

Beginning at a point North 89°46' East along the Lot line 459.63 feet, and North 0°14' West 418.88 feet from the Southwest Corner of Lot 39, LAVERKIN TOWNSITE AND FIELD SURVEY, and running thence North 0°14' West 257.62 feet, to a point on the North line of said Lot 39; thence North 89°46' East, along the Lot line 209.22 feet, to the West Right-of-Way line of Highway U-9; thence South 0°17'35" East along the right-of-way line 101.31 feet to the beginning of a 1872.51 foot radius curve; thence Southwesterly to the right along the arc of said curve, 156.49 feet, through a central angle of 4°47'18"; thence South 89°46' West 202.95 feet to the point of beginning.

Initials

