



THIS DOCUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

The Lofts Development, LLC
Dave Nasal
1999 W. Canyon View Dr.
St. George, Utah 84770

This recording affects a portion of:

A Portion of the Common Area of the Subdivision: The Lofts at Green Valley Phase 1

And the following benefited properties: SG-WMRK-1; SG-WMRK-2; SG-WMRK-3; SG-6-2-34-1018;
SG-6-2-34-1021; and SG-6-2-34-1023

**GRANT OF EASEMENT
FOR INGRESS AND EGRESS**

This Grant of Easement For Ingress and Egress (“Easement”) is entered into this 11th day of March 2019, by **The Lofts at Green Valley Owner’s Association, Inc.** a Utah Non-Profit Corporation located at 1999 W Canyon View Dr., St. George, Utah 84770 (“LOA”) hereinafter as “Grantor”, to and for the benefit of **WorldMark, The Club**, a California not-for profit association, which is the legal non-for profit entity that holds real property on behalf of the owners for WorldMark, The Club (“WorldMark”), whose address is 6277 Sea Harbor Drive, Orlando, Florida 32821 as “Grantee” and its successors and assigns for the use of the property as defined below.

WITNESSETH

A. LOA is the owner of that certain real property consisting of common area located and outlined legally described on that plat map recorded as Document No. 20180012007 recorded March 23, 2018 in the Washington County Recorder’s Office, State of Utah, as referenced in Exhibit “A” (the “Lofts Property”) attached hereto, and desires to grant an easement for vehicular and pedestrian ingress, egress, public utilities, emergency access and drainage in favor of WORLDMARK and its successors and assigns as well as its guests and invitees, solely over a small portion of the Lofts Property as specifically described on Exhibit “B” and Exhibit “B-1” attached hereto, which for the purpose of this Agreement shall be referred to as the “Easement Property.”

B. WORLDMARK is the fee simple owner of the Six (6) certain parcels of real property lying immediately adjacent to the west of Easement Property commonly known as the Subdivision Worldmark the Club at St. George, as more fully described on Exhibits “C” (the “Benefited Properties”).

C. Lofts desires to grant this Easement Agreement for the purpose of providing an easement across the Easement Property portion of the Lofts Property in favor of the Benefited Properties pursuant to the following terms and conditions as contained herein.

1. Grant of Easement. Lofts and LOA hereby grant, convey, declare and establish in favor of VR, its successors and assigns and for the use and benefit of the Benefited Properties, a

perpetual non-exclusive easement and right-of-way for the purpose of ingress and egress, utilities and drainage in and over the Easement Property. No party is entitled to build or maintain any structure on or over the Easement Property. In the event any maintenance to the Easement Property is necessary or required, the party performing such maintenance shall restore the Easement Property to its original condition.

2. Construction Liens. No rights created herein to enter upon the Easement Area shall permit or empower VRP, or their respective successors or assigns to encumber the Easement Area. In this regard, VRP shall not suffer or permit any construction lien to be placed upon or against the Easement Area, and in case of any such construction lien attaching, shall cause the removal of the same by payment, or otherwise within thirty (30) days following written notification from LOA.

3. Benefit and Binding Effect. This grant shall be construed as binding upon and enforceable by VRP, Lofts and LOA and their respective successors and assigns, and those of record.

The Lofts at Green Valley Owner's Association, Inc.
a Utah Non-profit Corporation

David Nasal
By: **DAVID NASAL**
Its: **MANAGER**

State of UT.
County of Washington

On this 19 day of March, 2018, before me personally appeared Dave Nasal [name of signor] whose identity is personally known or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the manager [title/position] of **The Lofts at Green Valley Owner's Association, Inc. ("LOA")**, and that the foregoing document was signed by them on behalf of the Company by authority of its organizational or governing documents, resolution, declaration or the like, and they acknowledged before me that they executed the document for its stated purpose without undue influence or duress.

(seal)

Brenda Dawn Seal
Notary Public
Commission Expires:

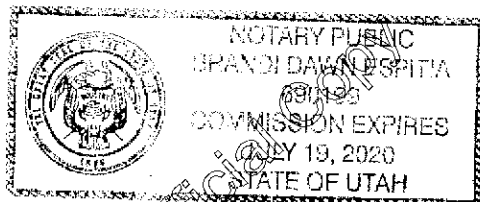


EXHIBIT A

DOC # 20180012007

Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
03/23/2018 04:10:03 PM Fee: \$ 64.00
By SOUTHERN UTAH TITLE CO.

MAP

NAME: THE LOFTS AT GREEN VALLEY PHASE 1

LOTS: 34 MAP #3980

PARCEL: SG-6-2-35-400512

THE LOFTS DEVELOPMENT, LLC

BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 780.27 FEET ALONG THE SECTION LINE AND WEST 104.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE NORTH 54°57'51" EAST 31.59 FEET;
THENCE NORTH 34°13'37" WEST 139.92 FEET;
THENCE NORTH 55°46'23" EAST 68.42 FEET;
THENCE NORTH 80°49'31" EAST 56.69 FEET;
THENCE NORTH 55°46'23" EAST 55.97 FEET;
THENCE NORTH 30°39'58" EAST 28.29 FEET;
THENCE NORTH 55°46'23" EAST 81.32 FEET;
THENCE SOUTH 34°36'40" EAST 254.67 FEET;
THENCE SOUTH 88°32'51" EAST 22.48 FEET TO AN ANGLE POINT ON THE BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE I-B;
THENCE SOUTH 01°27'09" WEST 80.00 FEET ALONG SAID BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE I-B; THENCE SOUTH 34°00'51" EAST 294.05 FEET ALONG SAID BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE I-B AND THE BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS II - PHASE -I;
THENCE SOUTH 59°55'09" WEST 33.07 FEET;
THENCE SOUTH 55°56'44" WEST 65.12 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE 23.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°19'05";
THENCE NORTH 34°13'37" WEST 4.31 FEET;
THENCE SOUTH 55°46'23" WEST 50.00 FEET;
THENCE SOUTH 34°13'37" EAST 4.04 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 18°54'11" WEST;
THENCE 23.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°57'28";
THENCE SOUTH 55°56'44" WEST 45.28 FEET;
THENCE SOUTH 50°30'45" WEST 54.03 FEET;
THENCE NORTH 34°13'37" WEST 500.41 FEET TO AND ALONG THE EAST LINE OF WORLDMARK THE CLUB AT ST. GEORGE PHASE I AND THE EXTENSION THEREOF TO THE POINT OF BEGINNING.
CONTAINS 64,976.55 SF OR 4.246 ACRES.

DESCRIPTION OF A PORTION OF THE LOFTS PHASE I TO BE DEDICATED AS 1790 WEST STREET

BEGINNING AT THE NORTHWEST CORNER OF 1790 WEST STREET, AS DESCRIBED IN BOOK 1539, PAGE 348 ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE LOCATED IN ST GEORGE UTAH, SAID POINT BEING NORTH 00°48'55" EAST 436.47 FEET ALONG THE SECTION LINE AND NORTH 89°11'05" EAST 280.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE SOUTH 34°13'37" EAST 4.04 FEET TO A POINT ON A 25 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CENTER BEARS SOUTH 18°54'11" WEST;
THENCE 23.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°57'28";
THENCE NORTH 34°03'16" WEST 44.00 FEET;
THENCE NORTH 55°56'44" EAST 90.00 FEET;
THENCE SOUTH 34°03'16" EAST 44.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CENTER BEARS SOUTH 34°03'16" EAST;
THENCE 23.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°19'05";
THENCE NORTH 34°13'37" WEST 4.31 FEET;
THENCE SOUTH 55°46'23" WEST 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 4,372 SF

**Bush and Gudge, Inc.**

Engineers • Planners • Surveyors

Salt Lake City - St. George

www.bushandgudge.com

EXHIBIT " B "

A portion of Lofts Lane, a private street create by that certain final dedication plat of The Lofts At Green Valley Phase 1, official records of Washington County, State of Utah, Document No. 20180012007, being more particularly described as follows,

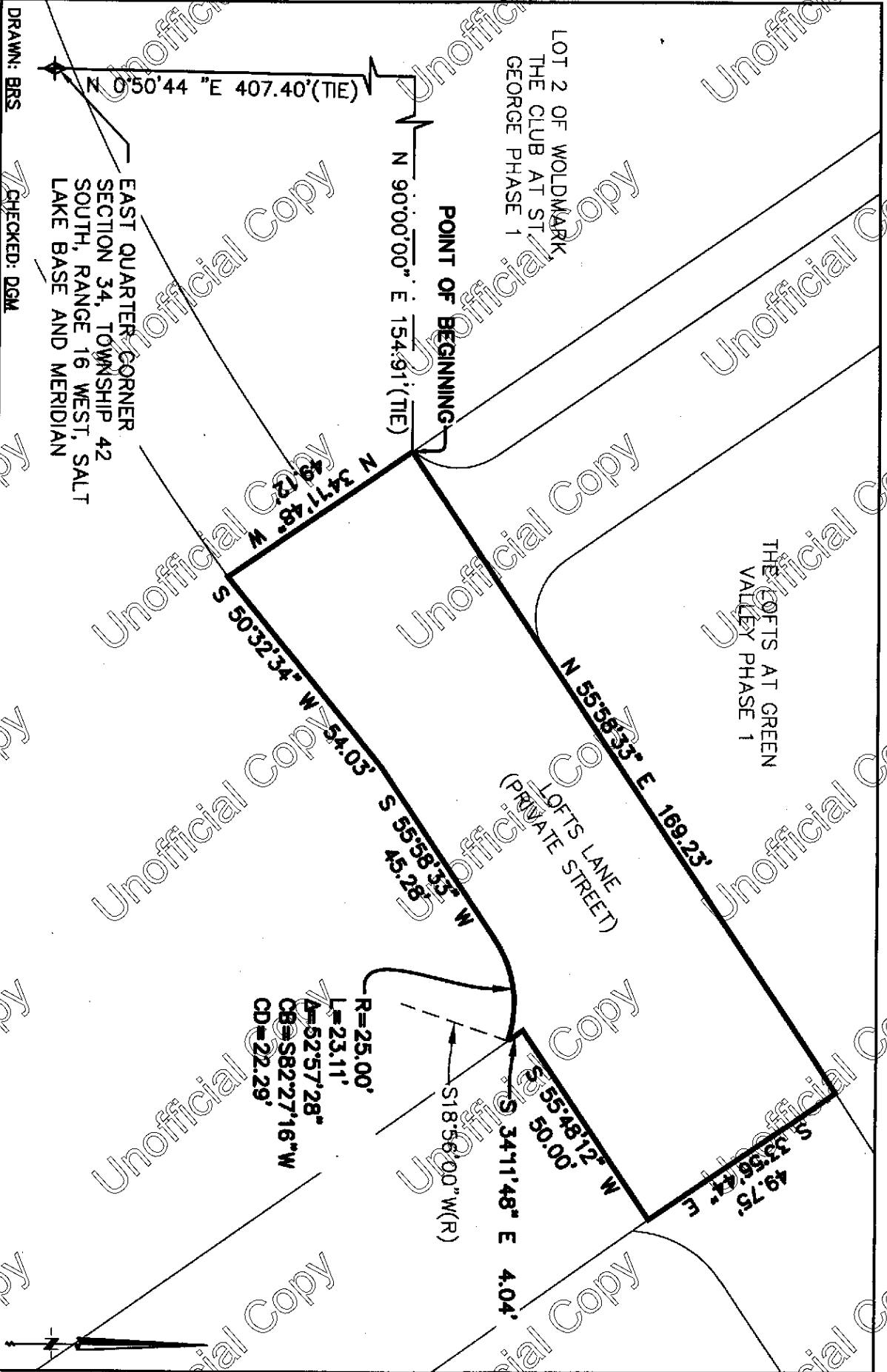
Beginning on the westerly line of said plat at a point that lies North 00°50'44" East along the section line 407.40 feet and North 90°00'00" East 154.91 feet from the East Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 55°58'33" East along said Lofts Lane 169.23 feet; thence South 33°56'44" East 49.75 feet to the southeasterly right-of-way of said Lofts Lane; thence along said right-of-way the following 5 courses and distances: (1) South 55°48'12" West 50.00 feet; (2) South 34°11'48" East 4.04; (3) southwesterly along a 25.00 foot non-tangent radius curve to the left, (long chord bears South 82°27'16" West a distance of 22.29 feet, center point lies South 18°56'00" West), through a central angle of 52°57'28" a distance of 23.11 feet; (4) South 55°58'33" West 45.28 feet and (5) South 50°32'34" West 54.03 feet more or less to the westerly line of said plat; thence North 34°11'48" East along said line 49.12 feet to the POINT OF BEGINNING.

Note:

This description is rotated clockwise 00°01'49" from the original bearings of afore mentioned The Lofts at Greenvalley plat to match basis of bearing for adjoining development.

Project No. 181012
By: DGM 09-25-18
CK/BBS

St. George: 205 East Tabernacle #4, St. George, UT 84770, Ph. 435-673-2337, Fax 435-673-3161
Salt Lake City: 655 East 4500 South #100, Salt Lake City, UT 84107, Ph. 801-364-1212, Fax 801-364-1226



DRAWN: BRS
CHECKED: DGM

EXHIBIT B1
ACCESS EASEMENT
B86181012



BUSH & GUGGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernash, Suite 404
Salt Lake City, Utah 84143
Phone (435) 673-2337 / Fax (435) 673-2361

Exhibit C
Benefited Properties

Parcel 1:

WORLDMARK THE CLUB AT ST GEORGE (SG) Lot: 1

Parcel 2:

WORLDMARK THE CLUB AT ST GEORGE (SG) Lot: 2

Parcel 3:

WORLDMARK THE CLUB AT ST GEORGE (SG) Lot: 3

Parcel 4:

SG-6-2-34-1018

S: 34 T: 42S R: 16W PROP DESC AS FOL: BEG PT N0°48'55E 233.32 FT & S90°W 759.25 FT FM E1/4 COR SEC 34 T42S R16W TH N54°18'13E 326.57 FT TO PT CURV 20 FT RAD CUR CNCV SLY; THELY 28.72 FT ALG ARC CUR THRU CTRL ANG 82°15'58" TO PT REV CURV 490.62 FT RAD CUR CNCV NLY; THELY 691.86 FT ALG ARC CUR THRU CTRL ANG 80°47'48" TO PT TNGY; TH N55°46'23E 24.19 FT; TH S34°13'37E 361.72 FT; TH S30°0'01W 89.42 FT ALG RAD LN TO PT ARC 1004.99 FT RAD CUR CNCV SLY; THWLY 503.63 FT ALG ARC CUR THRU CTRL ANG 28°42'47" TO PT TNGY; TH N88°42'46W 410.45 FT TO PT CURV 531.47 FT RAD CUR CNCV NLY; TH WLY 248.70 FT ALG ARC CUR THRU CTRL ANG 26°48'40" TO PT CURV 30 FT RAD CUR CNCV ELY RAD PT BEARS S83°04'37E; THNLY 10.33 FT ALG ARC CUR THRU CTRL ANG 19°43'25" TO PT CMPD CURV 75 FT RAD CUR CNCV SELY; THNELY 36.20 FT ALG ARC CUR THRU CTRL ANG 27°39'15" TO PT TNGY & POBLESS: BEG PT N0°48'55E 123.94 FT ALG SEC/L & W 118.23 FT FM E1/4 COR SEC 34 T42S R16W; TH WLY 17.22 FT ALG ARC 1004.99 FT RAD CUR LFT (CTR BEARS S02°16'07W LNGCHD BEARS N88°13'20W 17.22 FT CTRL ANG 0°58'54"); TH N88°42'46W 194.35 FT; TH N34°41'34W 154.94 FT; TH N17°12'19E 102.34 FT; TH ELY 288.80 FT ALG ARC 490.62 FT RAD CUR LFT (CTR BEARS N34°26'07E LNG CHD BEARS S72°25'42E 284.65 FT CTRL ANG 33°43'37"); TH S0°46'10W 144.13 FT TO POB LESS: BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 123.94 FEET ALONG THE SECTION LINE AND WEST 118.23 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 00°46'10" EAST 144.13 FEET TO THE SOUTHERLY LINE OF WORLDMARK, THE CLUB AT ST. GEORGE PHASE 1; THENCE EASTERLY 299.15 FEET ALONG AN ARC OF A 490.62 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°42'29" EAST LONG CHORD BEARS NORTH 73°14'26" EAST 294.54 FEET WITH A CENTRAL ANGLE OF 34°56'07") ALONG THE SOUTHERLY LINE OF SAID WORLDMARK, THE CLUB AT ST. GEORGE PHASE 1; THENCE NORTH 55°46'23" EAST 24.19 FEET; THENCE SOUTH 34°13'37" EAST 361.72 FEET; THENCE SOUTH 30°00'01" WEST 89.42 FEET; THENCE WESTERLY 486.42 FEET ALONG AN ARC OF A 1,004.99 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 30°00'00" WEST LONG CHORD BEARS NORTH 73°51'56" WEST 481.68 FEET WITH A CENTRAL ANGLE OF 27°43'52") TO THE POINT OF BEGINNING.

Parcel 5:

SG-6-2-34-1018

S: 34 T: 42S R: 16W BEG N0°48'55E 123.94 FT ALG SEC/L & W 118.23 FT FM E1/4 COR SEC 34 T42S R16W; THWLY 17.22 FT ALG ARC 1004.99 FT RAD CUR LFT (CTR BEARS S02°16'07W LG CHD BEARS N88°13'20W 17.22 FT CTRL ANG 0°58'54"); TH N88°42'46W 194.35 FT; TH N34°41'34W 154.94 FT; TH

N17°12'19E 102.34 FT; TH ELY 288.80 FT ALG ARC 490.62 FT RAD CUR LFT (CTR BEARS N34°26'07E LG CHD BEARS S72°25'42E 284.65 FT CTRL ANG 33°43'37); TH S0°46'10W 144.13 FT TO POB

Parcel 6:

SG-6-2-34-1023

S: 34 T: 42S R: 16W BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 123.94 FEET ALONG THE SECTION LINE AND WEST 118.23 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 00°46'10" EAST 144.13 FEET TO THE SOUTHERLY LINE OF WORLDMARK, THE CLUB AT ST. GEORGE PHASE 1; THENCE EASTERLY 299.15 FEET ALONG AN ARC OF A 490.62 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°42'29" EAST LONG CHORD BEARS NORTH 73°14'26" EAST 294.54 FEET WITH A CENTRAL ANGLE OF 34°56'07") ALONG THE SOUTHERLY LINE OF SAID WORLDMARK, THE CLUB AT ST. GEORGE PHASE 1; THENCE NORTH 55°46'23" EAST 24.19 FEET; THENCE SOUTH 34°13'37" EAST 361.72 FEET; THENCE SOUTH 30°00'01" WEST 89.42 FEET; THENCE WESTERLY 486.42 FEET ALONG AN ARC OF A 1,004.99 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 30°00'00" WEST LONG CHORD BEARS NORTH 73°51'56" WEST 481.68 FEET WITH A CENTRAL ANGLE OF 27°43'52") TO THE POINT OF BEGINNING.