

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
08/15/2019 09:46:44 AM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
St. George Retirement, L.L.C.
815 N 2nd Street, P.O. Box 1359
Aberdeen, SD 57401

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-5922975 (AS)**
Portion of **A.P.N. W-5-3-12-430**

South Landing Development, LLC, a Wyoming limited liability company, Grantor, of Washington, Washington County, State of UT, hereby CONVEY AND WARRANT to

St. George Retirement, L.L.C., a Utah limited liability company, Grantee, of Aberdeen, Brown County, State of SD, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of Utah:

BEGINNING AT A POINT NORTH 1°08'32" EAST 3252.43 FEET ALONG THE WEST SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 88°51'28" EAST 589.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 37°19'01" EAST 394.80 FEET; THENCE SOUTH 89°08'24" EAST 486.28 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20110004479, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE SOUTH 0°51'36" WEST 593.81 FEET ALONG SAID LINE; THENCE NORTH 89°08'08" WEST 352.71 FEET; THENCE NORTH 30°57'29" EAST 54.37 FEET; THENCE NORTH 59°02'31" WEST 457.06 FEET, TO THE POINT OF BEGINNING.

Reserving unto the Grantors and their heirs, successors and assigns, all water and water rights, if any, appurtenant to the property conveyed hereby.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness the hand(s) of said Grantor(s), this 15 August, 2019.

Portion of A.P.N. W-5-3-12-430

Warranty Deed - continued

File No.: 363-5922975 (AS)

South Landing Development, LLC, a Wyoming limited liability company

By: [Signature]
Name: Karl S. Larson
Title: Manager

STATE OF Utah
County of Washington ss.

On August 15, 2019, before me, the undersigned Notary Public, personally appeared **Karl S. Larson, Manager of South Landing Development, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires 9.2.21

[Signature]
Notary Public

