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DOC # 20200008121

Quit Claim Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
02/18/2020 01:47:43 PM Fee \$ 40.00  
By VANGUARD MAIN



WHEN RECORDED MAIL TO:

Grantee

2161 East Coyote Springs Dr.

St. George, Utah 84790

Accommodation Recording

### QUIT CLAIM DEED

**Bright Ideas REI, LLP, a Utah Limited Liability Partnership,**

grantor(s), of St. George, County of Washington, State of Utah, hereby QUIT-CLAIM to

**Bright Ideas REI, LLC, a Utah Limited Liability Company**

grantee(s), of St. George, County of Washington, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County State of UTAH

See Attached Exhibit "A"

Tax Parcel No.: SC-220-A-1-A-1 & SC-6-2-17-241-A

WITNESS the hand of said grantor, this 10<sup>th</sup> day of February, 2020.

**Bright Ideas REI, LLP, a Utah Limited Liability Partnership**

Todd C. Smith, Partner

STATE OF UTAH )

COUNTY OF WASHINGTON )

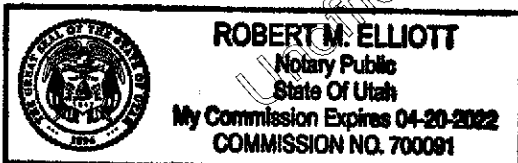
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On the 10 day of February, 2020, personally appeared before me Todd C. Smith, who being by me duly sworn did say that he is the Partner of Bright Ideas REI, LLP, a Utah Limited Liability Partnership personally known to me (or proved to me in the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the same.

Notary Public

My commission expires: 4-20-2022

Residing at: Hurricane, Utah



**EXHIBIT A****Legal Description**

Order No.: 39276-KV

All of that part of Marius Ensigns entry of the West one-half of the South one-half of the Northeast one-quarter (W 1/2 S 1/2 NE 1/2) of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, not included in the lots or blocks of the Santa Clara Townsite and Field Survey.

Less and Excepting from Parcel 1 the following described Parcels A, B, C, D, E, and F:

**Parcel A:**

Beginning at the Northwest corner of Lot Four (4), in Block seven (7), Santa Clara Townsite and Field Survey, and running thence South 55°30' East 6.00 chains; thence South 23°30' East .065 chains; thence South 3.77 chains; thence South 87°45' West 2.76 chains; thence North 16°45' West 1.55 chains; thence South 73°15' West 1.75 chains; thence North 16°45' West 6.70 chains; thence North 73°15' East 1.75 chains to the point of beginning.

**Parcel B:**

Beginning at a point which is situated North 89°24'16" East, along the East West Quarter Section Line 668.61 feet and North 7°24'08" West, 985.63 feet from the Southwest Corner of the Northeast Quarter (NE 1/4) of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being a brass cap monument at a fence corner on the Southerly line of Lot 5, Block 7, Santa Clara Town & Field Survey; thence South 88°22'28" East, 108.08 feet to the Northwest Corner of Lot 4, said Block 7; thence South 73°28'37" West, 108.11 feet; thence North 7°24'08" West; 34.10 feet to the point of beginning.

**Parcel C:**

Beginning at a point said point being South 89°04'54" East, 657.70 feet along the Section Line and South 1685.79 feet from the North Quarter Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 74°58'54" West, 105.63 feet; thence South 67°13'41" West, 62.51 feet; thence North 43°48'00" East, 81.49 feet; thence South 85°59'14" East, 103.50 feet to the point of beginning.

**Parcel D:**

Beginning at a point being South 00°12'07" West 2425.60 feet along the center section line East 641.88 feet from the North Quarter Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 83°59'26" East 71.40 feet; thence North 07°01'44" West 224.94 feet; thence North 75°01'35" East 116.10 feet; thence South 11°57'28" East 156.71; thence North 89°13'38" East 104.54 feet; thence South 04°35'44" West 356.68 feet to the Center Section Line; thence North 89°15'11" West 236.36 feet along the Center Section Line; thence North 06°11'06" West 245.23 West 245.23 feet to the point of beginning.

**Parcel E:**

Beginning at a point being South 00°12'07" West 2425.60 feet along the center section line East 641.88 feet from the North Quarter Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 16°21'38" West 698.23 feet; thence North 74°58'41" East 123.16 feet; thence South 14°16'27" East 486.33 feet; thence South 07°21'44" East 224.94 feet; thence South 83°59'26" West 71.40 feet to the point of beginning.

**Less and Excepting from Parcel E the following:**

**Beginning at a point South 89°15'11" East 642.77 feet along the center section line and North 243.46 feet from the center of Section 17, Township 42 South, Range 16 West, Salt Lake Base and meridian, and running thence North 16°21'38" West 698.23 feet; thence North 74°58'41" East 75.15 feet; thence South 43°48'00" West 16.28 feet; thence South 11°17'45" East 691.07 feet to the point of beginning.**

**Parcel F:**

**All of South Hills Drive and Gates Lane as dedicated March 17, 2008, as Entry No. 20080010771 of the Official Records of Washington county, State of Utah.**

**Parcel 2**

**The West One-Half (W 1/2) of the following described tract of land:**

**The Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian.**

**Tax Parcel No.: SC-6-2-17-241-A and SC-220-A-1-A-1**