

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
03/19/2020 02:12:55 PM Fee \$40.00 By GT
TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
1192 E DRAPER PARKWAY, STE 477, DRAPER, UT 84020



Tax ID No.: H-3-1-33-33010

WARRANTY DEED

MB-VIEWS, LLC, a UTAH limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

HURRICANE VILLAGE, LLC, A UTAH LIMITED LIABILITY COMPANY (hereafter "**Grantee**"),

that certain real property located in **WASHINGTON** County, Utah commonly known as **VACANT LAND, HURRICANE, UT**, and further described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real property described herein; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 16 day of MARCH, 2020.

MB-VIEWS, LLC
BY: MILLERS BATES, LLC
ITS: MANAGER

By: Scott Heagy
SCOTT HEAGY
Its: MANAGER

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16 day of March, 2020, personally appeared before me **SCOTT HEAGY**, who stated that he is the **MANAGER OF MILLER BATES MANAGER of MB-VIEWS, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



Emo
NOTARY PUBLIC

File Number: SL33339C
Parcel No. (For Reference Purposes Only):
H-3-1-33-33010

EXHIBIT "A"

Beginning at a point which lies North $89^{\circ}43'30''$ West 1318.78 feet along the Section Line and North 520.03 feet from the South 1/4 Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence West 145.02 feet; thence North $64^{\circ}42'58''$ West 38.45 feet; thence North $25^{\circ}17'02''$ East 80.01 feet; thence Northeasterly 77.88 feet along the arc of a 176.00 foot radius curve to the left through a central angle of $25^{\circ}21'06''$, the chord bears North $12^{\circ}36'29''$ East 77.24 feet; thence North $0^{\circ}04'04''$ West 45.86 feet; thence South $89^{\circ}55'56''$ West 730.60 feet to a point on the Southerly Boundary of Santa Fe Hills, PUD; thence along said PUD the following two (2) Courses to wit: (1) North $12^{\circ}06'13''$ East 212.30 feet, (2) North $89^{\circ}55'56''$ East 815.01 feet to the West Line of the Southeast 1/4 of the Southwest 1/4 of said Sectios 33; thence South $0^{\circ}00'55''$ West 417.67 feet along said line to the point of beginning.

Containing 4.69 acres.