

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
04/06/2020 10:48:51 AM Fee \$40.00 By SNOW  
JENSEN & REECE

Recorded at request of:  
Further Water Development LTD  
1644 Scenic Drive  
Santa Clara, UT 84765

Return recorded deed and mail tax notice to:  
Further Water Enterprises, LLC  
1644 Scenic Drive  
Santa Clara, UT 84765

Tax I.D. No. SG-1192-E

**WARRANTY DEED**

Further Water Development LTD, a Utah limited partnership, Grantor, hereby CONVEYS and WARRANTS all right, title, and interest which Grantor has to Further Water Enterprises, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

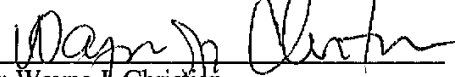
**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations, and rights of way currently appearing of record and those enforceable in law and equity.

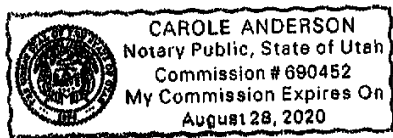
WITNESS the hand of said Grantor, this 26th day of March 2020.


**FURTHER WATER DEVELOPMENT LTD**

  
By: Wayne J. Christian  
Its: General Partner

STATE OF UTAH )  
 ) : ss.  
County of Washington )

On the 26<sup>th</sup> day of March 2020, personally appeared before me Wayne J. Christian, who being by me duly sworn did say that he is the general partner of Further Water Development LTD and that he executed the foregoing Warranty Deed on behalf of said partnership being duly authorized and empowered to do so by the partnership agreement of Further Water Development LTD and he did acknowledge to me that such partnership executed the same for the uses and purposes stated therein.



  
Notary Public

**EXHIBIT "A"**

Beginning at a point 96.0 feet East of the Northwest Corner of Lot Five (5), Block Sixty-two (62) Plat "B" St. George City Survey, and running thence East 72.0 feet; thence South 132.0 feet to the South line of Lot Five (5); thence West 72.0 feet; thence North 132.0 feet to the North line of Lot Five (5); and the point of beginning.

LESS AND EXCEPTING the following:

Beginning at a point which lies South 89°51'16" East 96.0 feet along the North line of Block 62, from the Northwest corner of Lot (5), Block 62, Plat "B", St. George City Survey and running thence South 89°51'16" East 72.0 feet along said Block line; thence South 0°08'44" West 65.79 feet to a point on a line which is 5.0 feet South of and parallel to the South line of Dr. Joseph V. Hamilton's Dental Office; thence North 89°48'30" West 71.99 feet along said parallel line; thence North 0°08'44" East 65.53 feet to the point of beginning.

TOGETHER WITH and subject to joint use rights of way for ingress and egress over and across the following described tracts of land:

EASEMENT NO. 1:

Beginning at a point East 96.0 feet from the Northwest corner of Lot Five (5), Block 62, Plat "B", St. George City Survey, as shown on the official map on file in the office of the recorder of Washington County, Utah, and running thence East 3 feet, 3 inches; thence at right angles South 132 feet to the Southerly lot line of said Lot 5; thence at right angles West along said Southerly lot line 24 feet; thence right angles North 132 feet to the Northerly lot line of said Lot 5; thence at right angles East along said Northerly lot line 20 feet, 9 inches to the point of beginning.

EASEMENT NO. 2:

Beginning at a point which is East 96.0 feet and South 132.0 feet from the Northwest corner of Lot Five (5), Block 62, Plat "B", St. George City Survey, and running thence East 72 feet; thence North 10 feet; thence West 72 feet; and thence South 10 feet to the point of beginning.

EASEMENT NO. 3:

Beginning at a point which is East 168.0 feet from the Northwest corner of Lot Five (5), Block 62, Plat "B", St. George City Survey, and running thence South 132 feet to the Southerly lot line of said Lot 5; thence at right angles West along said Southerly lot line a distance of 10.0 feet; thence at right angles North 132.0 feet to the Northerly lot line of lot 5; thence at right angles East along the Northerly lot line a distance of 10.0 feet to the point of beginning.