

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
04/23/2020 03:42:53 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
3000 East Holdings, LLC, a Utah Limited  
Liability Company  
1472 East 3950 South  
St. George, UT 84790



SOUTHERN UTAH  
TITLE COMPANY  
"Doing good Deeds for over 70 years"  
sutc.com

Order No. 210196 - DJP  
Tax I.D. No. SG-5-3-10-3100

Space Above This Line for Recorder's Use

### WARRANTY DEED

The Seegmiller Family Limited Partnership, grantor(s), of Sandy, County of Washington, State of Utah, hereby CONVEY and WARRANT to

3000 East Holdings, LLC, a Utah Limited Liability Company, grantees(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 22 day of April, 2020.

The Seegmiller Family Limited Partnership

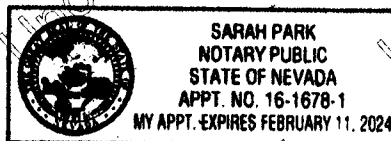
By: Scott Seegmiller  
Scott Seegmiller, General Partner

STATE OF Nevada )  
COUNTY OF CLARK ) ss.

On the 22 day of April, 2020, personally appeared before me, Scott Seegmiller, General Partner of The Seegmiller Family Limited Partnership, the signer of the within instrument who duly acknowledged to me that he/she executed the same for and in behalf of said partnership.

Sarah Park  
NOTARY PUBLIC

My Commission Expires: 2/11/24



Attachment to that certain Warranty Deed executed by The Seegmiller Family Limited Partnership grantor(s), to 3000 East Holdings, LLC, a Utah Limited Liability Company grantee(s).

Order No. 210196

Tax I.D. No. SG-5-3-10-3100

**EXHIBIT "A"**

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTH WEST CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 10), AND RUNNING THENCE SOUTH 00°52'31" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 79.253 FEET; THENCE SOUTH 24°15'16" WEST 88.274 FEET; THENCE SOUTH 04°31'38" WEST 109.134 FEET; THENCE NORTH 88°42'38" WEST 155.168 FEET; THENCE NORTH 01°17'22" EAST 20.000 FEET; THENCE NORTH 88°42'38" WEST 1430.000 FEET; THENCE NORTH 88°42'38" WEST 36.870 FEET; THENCE NORTH 88°42'38" WEST 78.130 FEET; THENCE NORTH 01°17'22" EAST 315.637 FEET; THENCE NORTH 88°43'29" WEST 243.550 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 00414564, IN BOOK 678, AT PAGE 749A, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°48'21" EAST ALONG SAID EAST LINE AND LINE EXTENDED, A DISTANCE OF 596.413 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 233, AT PAGE 872, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°48'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2.594 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°44'33" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 288.916 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 53°55'13" EAST 423.269 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 705.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'45" A DISTANCE OF 440.042 FEET; AND (3) SOUTH 89°40'58" EAST 1197.946 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON SAID SEEGMILLER DRIVE ROADWAY DEDICATION; THENCE SOUTH 00°52'37" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 604.304 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 88°42'32" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 25.001 FEET TO THE POINT OF BEGINNING.

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Initials SS

## WARRANTY DEED

BARNARD H. SEEGMILLER, Trustee of the BARNARD AND DELORIS SEEGMILLER REVOCABLE LIVING TRUST, dated May 14th, 1991, of 1257 Lizzie Lane, St. George, Utah, as GRANTOR, hereby CONVEYS AND WARRANTS to THE SEEGMILLER FAMILY LIMITED PARTNERSHIP, as GRANTEE, of 1257 Lizzie Lane, St. George, Utah, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Washington County, State of Utah:

Beginning at a point which lies S 0°31'15" E 1344.25 feet along the section line and N 88°49'01" E 195.84 feet along the 1/16 line from the West 1/4 corner of Section 10, Township 43 South, Range 15 West, Salt Lake Base and Meridan, said point being also the Northwest corner of Little Valley Ranchos Subdivision and on the Easterly right of way line of Little Valley Road and running thence along said Easterly right of way the following three courses; N 12°19'00" W 490.88 feet to the point of a 1307.00 foot radius curve to the right; thence Northwesterly along the arc of said curve through a central angle of 11°35'40", a distance of 264.49 feet to the point of tangency; thence N 0°43'20" W 667.89 feet to a point on the South line of that parcel of land as described in Book 678 at Page 749A, Records of Washington County; thence N 89°51'55" E 590.98 feet to the Southeast corner of said parcel; then N 0°37'02" W 596.50 feet along the East line of said parcel and its extension to a point of the South line of that parcel of land as described in Book 233 at Page 872, Records of Washington County; thence N 89°19'13" E 2.62 feet along said South line to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence N 0°40'47" W 288.53 feet along the 1/16 line to a point on the Southerly right of way line of Seegmiller Drive; thence along said Southerly right of way the following three courses; S 55°21'10" E 423.15 feet to the point of a 705.00 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 35°45'45", a distance of 440.04 feet to the point of tangency; thence N 88°53'05" E 3197.97 feet to a point on the Westerly right of way line of a 50 foot roadway; thence S 0°33'10" E 604.36 feet along said Westerly right of way to a point on the centerline of said Section 10; thence N 89°51'56" E 25.00 feet along said centerline to the center 1/4 corner of said Section 10; thence S 0°33'10" E 1342.05 feet along the center section line to a point on the South 1/16 line of said Section 10, said point being also on the North

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RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1995 DEC 29 10:36 AM FEE \$12.00 BY CB  
FOR: JOHNSON KURT A

line of Little Valley Farms Subdivision; thence S 89°49'01" W 2444.82 feet  
along said 1/16 line to the point of beginning. Contains 108.17 acres.

WITNESS the hand of said GRANTOR this 22<sup>nd</sup> day of November, 1995.

*Barnard H. Seegmiller*  
BARNARD H. SEEGMILLER, Trustee

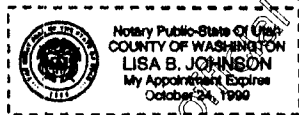
STATE OF UTAH

COUNTY OF WASHINGTON

On this 22<sup>nd</sup> day of November, 1995, personally appeared before me BARNARD H.  
SEEGMILLER, the signer of the foregoing WARRANTY DEED, who duly acknowledged to  
me that he executed the same.

*Lisa B. Johnson*  
Notary Public  
Residing at: St. George, Utah

My Commission Expires:



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