

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/13/2020 04:03:54 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

WHEN RECORDED MAIL TO:
Anasazi Vista LLC
1363 E 170 S #301
St George UT 84790

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 4-20-46C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: PORTION OF I-SB-46

WARRANTY DEED

RT Marten Utah, LLC, a Utah Limited Liability Company

OF IVINS, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

GRANTOR(S)

Anasazi Vista LLC, a Utah Limited Liability Company

OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

GRANTEE(S)

See attached legal description

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

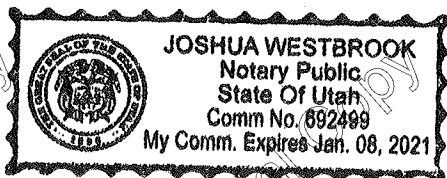
WITNESS THE HAND(S) OF SAID GRANTOR(S), THIS 6 DAY OF MAY, 2020.

RT Marten Utah, LLC, a Utah Limited Liability Company

[Signature]
R.T. Marten, Manager

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON MAY 6, 2020. PERSONALLY APPEARED BEFORE ME, R.T. MARTEN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF **RT Marten Utah, LLC, a Utah Limited Liability Company** THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT. FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



[Signature]
NOTARY PUBLIC



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
St. George, Utah
www.bushandgudgell.com

EXHIBIT "E"
MARTEN EXCHANGE PROPERTY
LEGAL DESCRIPTION

Beginning at a point that lies North 00°51'15" East 808.80 feet, and East 540.72 feet, from the West Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 00°51'15" East 521.20 feet to a point on the south line of Lot 4, Block 18, ST. George Santa Clara Bench Irrigation Company Survey; thence South 89°15'38" East along said line and the south line of Lot 7, said Block 18, 741.65 feet to a point on the west right-of-way line of Kwavasa Drive, thence along said line the following two (2) courses, 1) South 00°46'04" West 531.67 feet, 2) southerly along a 696.00 foot radius non-tangent curve to the right, (long chord bears South 05°23'20" West a distance of 112.15 feet), center point lies North 89°13'56" West through a central angle of 09°14'33" a distance of 112.27 feet; thence North 89°05'26" West 600.00 feet; thence North 00°54'34" East 101.00 feet; thence North 89°05'26" West 34.36 feet; thence westerly along a 125.00 foot radius curve to the left, (long chord bears South 73°37'05" West a distance of 74.31 feet), center point lies South 00°54'34" West through a central angle of 34°34'57" a distance of 75.45 feet; thence North 33°40'51" West 50.00 feet to the point of beginning.

Containing 463,443 square feet or 10.64 acres.