

Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
12/09/2020 04:35:57 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
RG IV, LLC, a Utah limited liability company  
2265 E. Murray Holladay Rd.  
Holladay, UT 84117



**COTTONWOOD**  
**TITLE**

File No.: 90614-AH

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## WARRANTY DEED

**RG IV, LLC, a Utah limited liability company**  
**GRANTOR(S)** of Cedar City, State of Utah, hereby Conveys and Warrants to  
**RG IV, LLC, a Utah limited liability company**

**GRANTEE(S)** of Holladay, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Washington** County,  
State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: 1034-A-HV and 1049-A-HV** (for reference purposes only)

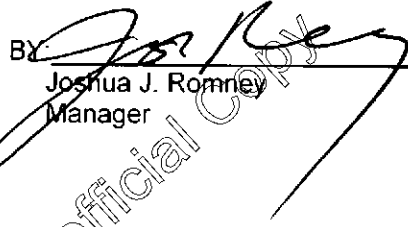
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances

Dated this 9 day of December, 2020.

File No. 90614-AH

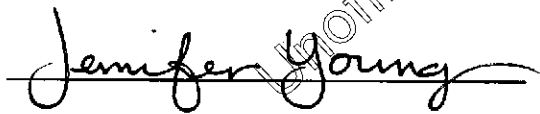
RG IV, LLC, a Utah limited liability company

BY   
Joshua J. Romney  
Manager

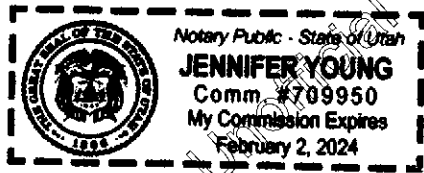
STATE OF UTAH

COUNTY OF SALT LAKE

On the 9 day of December, 2020, personally appeared before me Joshua J. Romney, who acknowledged himself to be the Manager of RG IV, LLC, a Utah limited liability company, and as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



File No. 90614-AH

## EXHIBIT A

## PARCEL 1034-A-HV: SURVEYED DESCRIPTION:

BEGINNING AT A POINT N00°34'38"W ALONG THE SECTION LINE 880.00 FEET; THENCE N61°03'18"W 406.86 FEET; THENCE N80°33'59"W 220.00 FEET; THENCE N00°25'18"W 388.53 FEET FROM THE SE CORNER OF SECTION 35, T38S-R11W, S.L.B.&M. RUNNING THENCE N74°10'54"W 3526.57 FEET MORE OR LESS TO 1/16TH SECTION LINE; THENCE N00°13'59"W 1091.43 FEET THENCE N89°45'28"E 3951.54 FEET TO A POINT ON THE EAST LINE OF SAID SECTION, THENCE S00°15'35"E 944.60 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S00°34'38"E 1248.20 FEET; THENCE N67°37'38"W 405.76 FEET; THENCE S80°57'36"W 198.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 150.00 ACRES.

## PARCEL 1049-A-HV: SURVEYED DESCRIPTION:

BEGINNING AT THE NE CORNER OF SECTION 2, T39S-R11W, S.L.B.&M. RUNNING THENCE S00°24'21"W 1321.32 FEET TO THE SE CORNER OF THE NE 1/4 NE 1/4; THENCE S89°59'00"W 2646.14 FEET TO THE SW CORNER OF THE NW 1/4 NE 1/4; THENCE S00°27'13"W 1297.43 FEET TO THE CENTER OF SAID SECTION; THENCE N89°28'59"W 1330.97 FEET TO THE SW CORNER OF THE SE 1/4 NW 1/4 SAID SECTION; THENCE S16°22'20"W 2740.14 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE N89°34'10"W 563.76 FEET TO THE SW CORNER OF SAID SECTION; THENCE N00°06'47"E 2636.80 FEET TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE N00°49'59"E 2566.94 FEET TO THE NW CORNER OF SAID SECTION; THENCE N00°10'16"W 2632.76 FEET TO THE WEST 1/4 CORNER OF SECTION 35, T38S-R11W, S.L.B.&M. RUNNING THENCE N00°10'16"W 944.60 FEET; THENCE N89°45'28"E 1318.74 FEET TO A POINT ON THE EAST LINE OF SW 1/4 NW 1/4 SAID SECTION 35; THENCE S00°13'59"E 1091.43 FEET; THENCE S74°10'54"E 3526.57 FEET; THENCE S00°25'18"E 388.53 FEET; THENCE S80°33'59"E 220.00 FEET; THENCE S61°03'18"E 406.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35; THENCE S00°34'38"E 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 571.85 ACRES.