



File No. W41737

Property Reference Information:

Tax Parcel Number(s): H-SCAN-1-120
Property Address(es): 2414 SOUTH 780 WEST, HURRICANE, UT. 84737

EXHIBIT "A"
Legal Description

LOT 1201, SHADOW CANYON - PHASE 1, A PLANNED UNIT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

AN EASEMENT FOR LANDSCAPING, PATIO, AND AS A GENERAL RECREATIONAL AND GARDEN AREA WHICH MAY ALSO INCLUDE SIDEWALKS AND INCIDENTAL PURPOSES RELATING TO THE USE OF THE EASEMENT FOR INGRESS AND EGRESS TO THE DWELLING SERVED BY THE EASEMENT AS SET FORTH AND DESCRIBED IN ARTICLE VIII, SECTION 4 ENTITLED "SIDE YARD EASEMENT" OF THIRD AMENDMENT AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SHADOW CANYON PHASE 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT RECORDED SEPTEMBER 3, 2003, AS ENTRY NO. 838659, IN BOOK 1579 AT PAGES 348-371, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, OVER THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 5.0 FEET OF LOT 119, AS MEASURED ALONG THE WEST LINE OF SAID LOT 119, SHADOW CANYON PHASE 1, A PLANNED UNIT DEVELOPMENT AMENDED PLAT OF LEISURE TIME ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.