

Corrected Warranty Page 1 of 4
Gary Christensen Washington County
Recorder
10/01/2021 04:34:50 PM Fee \$82.00 By REAL
ADVANTAGE TITLE INSURANCE AGENCY, LLC



REAL ADVANTAGE
TITLE INSURANCE AGENCY

Send Tax Statements To:
Grantee
1245 E. Brickyard Rd., Ste 100
Salt Lake City UT 84106

CORRECTIVE WARRANTY DEED

(correcting entry no. 20200008813, correcting grantee spelling)

File #: 192607SH
Tax Parcel No.: H-PNTS-1-17 THRU H-PNTS-1-48

MB-Painted Sands, LLC, a Utah Limited Liability Company

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

MB-Painted Sands Development, LLC, a Utah Limited Liability Company

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s)
of land in Washington County, State of Utah, described as follows:

ALL OF LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39,
40, 41, 42, 43, 44, 45, 46, 47, and 48, PAINTED SANDS PHASE 1 SUBDIVISION, according to the
official plat thereof, on file in the office of the Recorder, Washington County, State of Utah.

Also known by street and number as: Vacant Land, Hurricane, UT 84737

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and
equity, and general property taxes for the year 2021 and thereafter.

Witness, the hand of said Grantor, this 28th day of September, 2021

MB-Painted Sands, LLC, a Utah Limited Liability Company

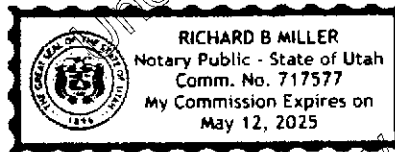
By: Melissa Miller
Melissa Miller

STATE OF UT

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 28th day of SEPTEMBER, 2021, by Melissa Miller, Manager for MB-Painted Sands, LLC, a Utah Limited Liability Company, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Richard B. Miller
Notary Public



Escrow File No: 192607SH

EXHIBIT "A"

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET SAID POINT BEING SOUTH 88°58'16" EAST 920.48 FEET AND SOUTH 01°01'44" WEST 60.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 96.56 FEET, A DELTA ANGLE OF 16°45'56", A CHORD BEARING OF SOUTH 12°31'48" WEST, AND A CHORD LENGTH OF 96.22 FEET; THENCE SOUTH 20°54'46" WEST 310.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 212.29 FEET, A DELTA ANGLE OF 45°02'54", A CHORD BEARING OF SOUTH 01°36'40" EAST, AND A CHORD LENGTH OF 206.86 FEET; THENCE NORTH 65°26'50" EAST 146.45 FEET; THENCE SOUTH 89°09'14" EAST 260.12 FEET; THENCE SOUTH 00°50'46" WEST 100.00 FEET; THENCE SOUTH 89°09'14" EAST 241.34 FEET; THENCE SOUTH 00°31'45" WEST 285.01 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF SOUTH 43°28'01" EAST, AND A CHORD LENGTH OF 38.90 FEET; THENCE SOUTH 87°27'47" EAST 86.58 FEET; THENCE SOUTH 02°32'13" WEST 45.00 FEET; THENCE NORTH 87°27'47" WEST 86.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 112.11 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF NORTH 43°28'01" WEST, AND A CHORD LENGTH OF 101.41 FEET; THENCE NORTH 00°31'45" EAST 220.37 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, A DELTA ANGLE OF 89°40'58", A CHORD BEARING OF NORTH 44°18'44" WEST, AND A CHORD LENGTH OF 28.21 FEET; THENCE NORTH 89°09'14" WEST 150.11 FEET; THENCE SOUTH 00°31'45" WEST 150.00 FEET TO THE NORTHERLY LINE OF HURRICANE GARDEN HOMES; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°09'14" WEST 154.15 FEET; (2) SOUTH 81°50'46" WEST 147.25 FEET; (3) SOUTH 74°18'33" WEST 58.71 FEET; (4) SOUTH 67°58'46" WEST 233.54 FEET; (5) SOUTH 82°23'46" WEST 220.00 FEET; (6) SOUTH 66°50'46" WEST 123.63 FEET; (7) NORTH 88°45'37" WEST 360.52 FEET; (8) NORTH 47°36'12" WEST 16.50 FEET; AND (9) NORTH 38°57'14" WEST 185.01 FEET; THENCE NORTH 51°02'46" EAST 137.80 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 347.50 FEET, AN ARC LENGTH OF 16.61 FEET, A DELTA ANGLE OF 02°44'18", A CHORD BEARING OF NORTH 42°58'11" WEST, AND A CHORD LENGTH OF 16.61 FEET; THENCE NORTH 41°36'02" WEST 249.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 472.50 FEET, AN ARC LENGTH OF 145.56 FEET, A DELTA ANGLE OF 17°39'03", A CHORD BEARING OF NORTH 32°46'30" WEST, AND A CHORD LENGTH OF 144.99 FEET; THENCE NORTH 66°03'01" EAST 45.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 427.50 FEET, AN ARC LENGTH OF 131.70 FEET, A DELTA ANGLE OF 17°39'03", A CHORD BEARING OF SOUTH 32°46'30" EAST, AND A CHORD LENGTH OF 131.18 FEET; THENCE SOUTH 41°36'02" EAST 249.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 302.50 FEET, AN ARC LENGTH OF 40.75 FEET, A DELTA ANGLE OF 07°43'08", A CHORD BEARING OF SOUTH 45°27'36" EAST, AND A CHORD LENGTH OF 40.72 FEET; THENCE NORTH 40°40'49" EAST 102.19 FEET; THENCE SOUTH 61°39'48" EAST 88.89 FEET; THENCE SOUTH 87°15'13" EAST 88.91 FEET; THENCE NORTH 82°17'17" EAST 212.11 FEET; THENCE NORTH 80°26'28" EAST 108.00 FEET; THENCE NORTH 75°48'15" EAST 103.26 FEET; THENCE NORTH

66°44'57" EAST 123.19 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 258.70 FEET, A DELTA ANGLE OF 44°54'57", A CHORD BEARING OF NORTH 01°32'42" WEST, AND A CHORD LENGTH OF 252.12 FEET; THENCE NORTH 20°54'46" EAST 87.98 FEET; THENCE SOUTH 84°04'50" WEST 244.51 FEET; THENCE NORTH 05°55'58" WEST 110.00 FEET; THENCE NORTH 06°57'43" WEST 45.01 FEET; THENCE NORTH 05°55'58" WEST 95.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 600 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 88°03'34" EAST 23.93 FEET; (2) NORTH 73°56'00" EAST 101.96 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1587.50 FEET, AN ARC LENGTH OF 21.07 FEET, A DELTA ANGLE OF 00°45'37", A CHORD BEARING OF NORTH 84°45'53" EAST, AND A CHORD LENGTH OF 21.07 FEET; AND (4) NORTH 84°23'05" EAST 284.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 88°58'07" WEST 446.46 FEET AND SOUTH 01°01'53" WEST 548.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 363.02 FEET, AN ARC LENGTH OF 31.33 FEET, A DELTA ANGLE OF 04°56'39", A CHORD BEARING OF SOUTH 41°26'33" EAST, AND A CHORD LENGTH OF 31.32 FEET; THENCE SOUTH 38°58'12" EAST 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 130.74 FEET, A DELTA ANGLE OF 46°49'03", A CHORD BEARING OF SOUTH 15°33'41" EAST, AND A CHORD LENGTH OF 127.13 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 515.70 FEET, AN ARC LENGTH OF 55.72 FEET, A DELTA ANGLE OF 06°11'27", A CHORD BEARING OF SOUTH 04°45'08" WEST, AND A CHORD LENGTH OF 55.69 FEET; THENCE NORTH 40°15'53" WEST 83.29 FEET; THENCE NORTH 63°03'14" WEST 1.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'08", A CHORD BEARING OF NORTH 15°39'38" WEST, AND A CHORD LENGTH OF 79.14 FEET; THENCE NORTH 38°58'12" WEST 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 303.02 FEET, AN ARC LENGTH OF 26.15 FEET, A DELTA ANGLE OF 04°56'39", A CHORD BEARING OF NORTH 41°26'33" WEST, AND A CHORD LENGTH OF 26.14 FEET; THENCE NORTH 46°05'08" EAST 60.00 FEET TO THE POINT OF BEGINNING.

BEING PROPOSED AS PAINTED SANDS PHASE 1.