DOC ID 20210066967

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/14/2021 01:46:18 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to: Circolo Villas, LLC, a Utah Limited Liability Company 4267 Summermeadow Drive Bountiful, UT 84010



Order No. 219081 - BJS Tax I.D. No. SG-6-2-35-3002 Space Above This Line for Recorder's Use

WARRANTY DEED

St. George, 730, LLC., a Nevada Limited Liability Company, grantor(s), of Las Vegas, County of Washington, State of Nevada, hereby CONVEY and WARRANT to

Circolo Villas, LLC, a Utah Limited Liability Company, grantee(s) of Bountiful, County of Davis, 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 _____ day of September, 2021.

:ss.

St. George, 730, LLC., a Nevada Limited Liability Company

By:Plantation, Inc., a Nevada Corporation

Its: Manager

Βv

Mark A. Schnippel, President

STATE OF Nevada

COUNTY OF Clark

On the ________day of September, 2021, personally appeared before me, Mark A. Schnippel, who being by me duly sworn, did say that he/she is the President of Plantation, Inc., a Nevada Corporation, Manager of St. George, 730, LLC., a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Mark A. Schnippel acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires: Sept Moet 12, 2023



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Attachment to that certain Warranty Deed executed by St. George, 730, LLC., a Nevada Limited Liability Company grantor(s), to Circolo Villas, LLC, a Utah Limited Liability Company grantee(s).

Order No. 219081 Tax I.D. No. SG-6-2-35-3002

EXHIBIT "A"

Beginning at a point being South 00°14'30" West 523.73 feet along the center section line and North 88°37'19" West 30.01 feet from the 1985 BLM monument for Center Quarter Corner of Section 35, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 00°14'30" West 807.72 feet along said Center section line to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 35:

thence North 88°35'30" West 942.13 feet along the 1/16th line;

thence North 88°39'58" West 158.63 feet;

thence North 25°28'02" West 8.68 feet;

thence Northwest 342.69 feet along an arc of a 800.00 foot radius curve to the left (center bears South 64°31'58" West, long chord bears North 37°44'20" West 340.08 feet with a central angle of 24°32'37");

thence North 50°00'39" West 295.22 feet;

thence Northwest 142.03 feet along an arc of a 1,000.00 foot radius curve to the right (center bears North 39°59'21" East, long chord bears North 45°56'31" West 141.91 feet with a central angle of 08°08'16");

thence North 41°52'22" West 747.84 feet;

thence Northwest 30.23 feet along an arc of a 940.00 foot radius curve to the left (center bears South 48°07'38" West, long chord bears North 42°47'39" West 30.23 feet with a central angle of 01°50'33");

thence North 46°12'51" East 40.48 feet;

thence North 36.11 feet along an arc of a 25.00 foot radius curve to the right (center bears North 46°12'51" East, long chord bears North 02°24'23" West 33.05 feet with a central angle of 82°45'31");

thence Northeast 54.11 feet along an arc of a 175.00 foot radius curve to the left (center bears North 51°01'37" West, long chord bears North 30°06'52" East 53.90 feet with a central angle of 17°43'01");

thence South 88°42'10" East 774.28 feet to the 1/16th line;

thence South 01°30'19" East 421.81 feet along said 1/16th line;

thence South 88°37'21" East 1,323.94 feet to the Point of Beginning.

Initials/15/