

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/25/2021 11:31:01 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Gary O. Stillman Family Limited Partnership, a
Utah Limited Partnership
3415 S 300 W
Salt Lake City, UT 84115



Order No. 220508 - RIH
Tax I.D. No. SG-FTC-3

Space Above This Line for Recorder's Use

WARRANTY DEED

Foothill Commons, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Gary O. Stillman Family Limited Partnership, a Utah Limited Partnership, grantee(s) of Salt Lake City, County of Salt Lake, 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 25th day of October, 2021.

Foothill Commons, LLC, a Utah Limited Liability Company

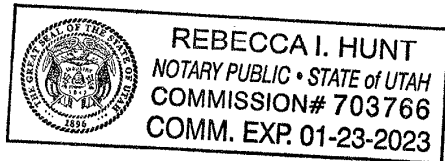
By: [Signature]
Dan Edwin Steurer, Manager

STATE OF Utah)
) ss.
COUNTY OF Washington)

On the 25th day of October, 2021, personally appeared before me, Dan Edwin Steurer, Manager, of Foothill Commons, LLC, a Utah Limited Liability Company, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires:



Attachment to that certain Warranty Deed executed by Foothill Commons, LLC, a Utah Limited Liability Company grantor(s), to Gary O. Stillman Family Limited Partnership, a Utah Limited Partnership grantee(s).

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EXHIBIT "A"

Lot Three (3), FOOTHILL COMMONS, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

LESS AND EXCEPTING THEREFROM the following described property, by deed to City of St. George, a municipal corporation recorded February 24, 2016, as Doc No. 20160006138, Official Washington County Records:

A Parcel of land lying in the Southeast 1/4 of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at an existing aluminum cap monumenting the Southeast corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence North 88°50'30" West 220.15 feet along the Section line; Thence North 544.21 feet to the real point of beginning, said point being on the East right of way Line of River Road:

From the point of beginning, along the East right of way of River Road, to a point on a curve; said curve turning to the Right through an angle of 00°31'10", having a radius of 2460.00 feet, and whose long chord bears North 25°47'16" West for a distance of 22.30 Feet.

Thence along the East right of way line of River Road, North 25°31'41" West for a distance of 75.24 feet to the beginning of a curve, said curve turning to the Right through an angle of 116°58'01", having a radius of 30.00 feet, and whose long chord bears North 32°57'20" East for a distance of 51.15 feet.

Thence, South 88°33'40" East for a distance of 1.03 Feet to the beginning of a curve, said curve turning to the Left through an angle of 116°50'09", having a radius of 25.00 feet, and whose long chord bears South 33°01'15" West for a distance of 42.59 feet. Thence, South 25°23'49" East for a distance of 61.23 feet to the beginning of a curve, said curve turning to the Right through an angle of 14°49'48" having a radius of 82.50 feet, and whose long chord bears South 17°58'55" East for a distance of 21.29 feet.

Thence South 10°34'01" East a distance of 19.92 feet to the point of beginning

Initials 