

Warranty Deed Page 1 of 3  
Gary Christensen Washington County  
Recorder  
12/23/2021 11:28:10 AM Fee \$40.00 By  
BACKMAN STG

MAIL TAX NOTICE TO  
2700 NORTH DEVELOPMENT PARTNERS,  
CC CYPRESS, LLC  
12527 Wildflower Lane  
Highland, UT 84003  
Order No. 8-005527  
Parcel No: W4-2-6-321

### Warranty Deed

SULLIVAN FAMILY PARTNERSHIP, a Nevada Limited Partnership

of State of UTAH, Grantor, hereby CONVEY and WARRANT to

2700 NORTH DEVELOPMENT PARTNERS, a Utah Limited Liability Company,  
And  
CC CYPRESS, LLC, a Utah Limited Liability Company

As Tenants in Common

of State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION

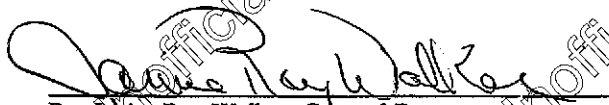
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record


WITNESS, the hand(s) of said Grantor(s), this 20th of December AD, 2021

Signed in the Presence of:

SULLIVAN FAMILY PARTNERSHIP, a Nevada Limited Partnership

  
By: Kathie E. Bingham, General Partner

  
By: Janice Ray Walker, General Partner

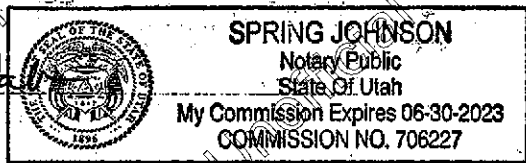
  
By: Patricia A. Stanley, General Partner

STATE OF Utah )  
 ) SS.  
County of Washington )

The foregoing instrument was acknowledged before me this 20th 21st day of December, 2021  
By Kathie E. Bingham  
the General Partner of SULLIVAN FAMILY PARTNERSHIP, a Nevada Limited Partnership

Spring Johnson  
Notary Public  
My Commission Expires: 11/30/23

Residing at: Utah



STATE OF Utah )  
 ) SS.  
County of Utah )

The foregoing instrument was acknowledged before me this 20th day of December, 2021  
By Janice Ray Walker and Patricia A. Stanley  
the General Partners of SULLIVAN FAMILY PARTNERSHIP, a Nevada Limited Partnership

Kami Lee Wickham  
Notary Public  
My Commission Expires: 1/25/25

Residing at: Provo, Utah



**LEGAL DESCRIPTION**

Order No. 8-005527

**PARCEL 1:**

Sectional Lot 7 and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

Parcel No.: W-4-2-6-321

Less and excepting therefrom the following 3 Parcels:

**PARCEL 1A:**

Any land lying within I-15 Highway and/or any property deeded away for highway purposes.

**PARCEL 1B:**

Beginning at the South  $\frac{1}{4}$  corner of Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence North  $2^{\circ}28'06''$  West 660.00 feet along the Quarter Section line; thence South  $89^{\circ}50'43''$  West 330.00 feet; thence South  $2^{\circ}38'06''$  East 660.00 feet to the South line of said Section 6; thence North  $89^{\circ}50'43''$  East 330.00 feet along said South line to the point of beginning.

**PARCEL 1C:**

Beginning at a point located 1175.63 feet North and 1252.79 feet East, more or less, from the Southwest corner of Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian, basis of bearing being North  $88^{\circ}58'43''$  West from the South quarter corner of Section 6, and running thence North  $31^{\circ}01'41''$  East, 141.14 feet; thence South  $88^{\circ}58'43''$  East, 133.69 feet; thence South  $58^{\circ}58'19''$  East, 111.73 feet; thence South  $31^{\circ}01'41''$  West, 208.00 feet; thence North  $58^{\circ}58'19''$  West, 227.50 feet to the point of beginning.

Parcel No.: W-4-2-6-321