DOC ID 20220016867

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Gary Christensen Washington County Recorder
03/24/2022 02/47:06 PM Fee \$40.00 By JENKINS
BAGLEY SPERRY, PLLC

Recorded at the request of: RCSG, LLC

After recording mail to:
JENKINS BASSEY SPERRY, PLLC
Attn: Bruse C. Jenkins
285 W. Tabernacle, Ste. 301
St George, UT 84770
Courtesy Recording)

After recording send tax notices to: RCSG, LLC 2306 E 3860 S Saint George, UT 84790

QUITÇLAIM DEED

Trent Kirby and Misty Kirby, as Trustees of the TMK Family Trust, Dated May 15, 2019, hereby grant, for the sum of 10 dollars (\$10.00) and other good and valuable consideration, and QUITCLAIM to RCSG, LECCa Utah limited liability company, as Grantee, the following described real property located in Washington County, State of Utah:

See Exhibit A

WITNESS the hand of said Grantor, this 21 day of MWCh 202, 202

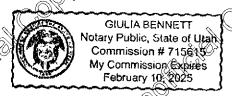
GRANTOR:

Trent Kirby, as Trustee of the TMK Family Trust, Dated May 15, 2019

STATE OF UTAH

Country of Wushington

On this 24 day of , 2022, personally appeared before me Trent Kirby, who is personally known to me for satisfactorily proved to me) and who being by me duly sword did say that he is the Trustee of the TMK Family Trust, Dated May 15, 2019, and that he executed the foregoing Quitclaim Deed on behalf said Trust by authority of Trust, and he acknowledged before me that the Trust executed the same for the uses and purposes stated therein.



LINOTARY PUBLIC

20220016867 03/24/2022 02:47:06 PM Page 2 of 4 Washington County Misty Kirby, as Trustee of the TMK Family Trust, Dated May 15, 2019 TATE OF UTAH County of Washington On this 24 day of Murch _, 2022, personally appeared before me Misty Kirby, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that she is the Trustee of the TMK Family Trust, Dated May 15, 2019, and that she executed the foregoing Quitclaim Deed on behalf said Trust by authority of Trust, and she acknowledged before me that the Trust executed the same for the uses and purposes stated therein. GIULIABENNETT Notary Public, State of Utah Commission # 715615 My Commission Expires February 10, 2025 Quitclaim Deed



Beginning at a point on the westerly line of 1490 East Circle, said point being South 00°32'03" West 4333.40 feet along and beyond the section line and West 704.89 feet from the Northwest Comer of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and poning:

thence South 12°23'15 West 419.16 feet along the easterly line of 1490 East Circle to the northwesterly comer of Boulder Springs Villas Phase 3:

thence southerly the following (5) descriptions along the westerly line of said Boulder Springs Villas Phase 3:

thence Southwest 17.91 feet along an arc of a 20.00 foot radius curve to the right (center bears North 77°36'45" West, long chord bears South 38°02'47" West 17.32 feet with a central angle of 51°19'04''}}\

thence South 164.26 feet along an arc of 260.00 foot radius curve to the left (center bears South 26(17/44)" East, long chord bears South 14°43'21" East 117.56 feet with a central angle of 156°51'20") to the westerly line of Boulder Springs Villas Phase 3; thence southerly the following: 20 courses along said westerly, line of Boulder Springs Village's

Phase 3;

thence South 61°28'00" East 66.33 feet;

thence South 11°28'48" East 420.38 feet to the norther line of The Boulders Phase 1; (

thence South 78°3\12" West 577.28 feet along said wortherly line of The Boulders Rhase 1 to the easterly line of River Road;

thence northerly the following (4) courses along said westerly line of River Road;

thence North 255.52 feet along an arc of a 1,196.28 foot radius curve to the left (center bears South 78 16 50" West, long chord bears North 17°50'18" West 255.03 feet with a central angle of 12% 4 97%;

theree North 23°57'21" West 404,73 feet;

@hence North 332.44 feet along@harc of a 2,814.93 foot radius @rve to the right (center bears. @ North 66°02'39" East, long chord bears North 20°34'21" West 332.25 feet with a central angle of

thence North 17°11'21" West 215.77 feet;

thence North 20°44 B" East 32.60 feet to the southern line of 1450 South Street;

thence easterly the following (12) courses along said southerly line of 1450 South Street and the westerly line of 1490 East Circle:

thence East 14.06 feet along an arc of a 34.07 foot radius curve to the right (center bears South 29°12'25" East, long chord bears North \$2°35'53" East 13.96 feet with a central angle of

thence North 82°51'26" East 16.67 feet;

thence East 68.96 feet along an arc of a 2,709.00 foot radius curve to the right (center bears, South 07°09'02" East, long chard bears North 83°34'43" East 88,96 feet with a central angle of

thence East 179.27 feet along an arc of a 2,709.18 footgatius curve to the right (center bears South 01°51'19" East long chord bears South 89°57'34" East 179.23 feet with a central angle of 03°47'29");

thence East 143.08 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 01°54'02" East, long chord bears North 89°37'09" East 143.07 feet with a central angle of 03°02'23"\}_\

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thence Southeast 29.86 feet along an arc of a 19.00 foot radius curve to the right (center bears South 01°08'21" West, long chord bears South 43°59'26" East 26.88 feet with a central angle of 90°02'26");

thence South 88°49'13" East 55.00 feet;

thence North 01°10'44" East 4.61 feet;

thence Northeast 62.00 feet along an are of a 27.50 foot radius curve to the right (center bears South 88°49'16" East, long chord bears North 65°45'51" East 49.68 feet with a central angle of **129°10'13"**);

⊘thence East 30.55 feet along⊛orarc of a 48.50 foot radius curve to the left (center bears North ⊘ 40°20'58" East, long chord bears South 67°41'40" East 30-05 feet with a central angle of

thence East 321.94 feet along an arc of a 2,697.00 foot radius curve to the right (center bears South 04°15'41" West, long chord bears South 82°19'08" East 321.75 feet with a central angle of 06°50'22");

thence Southeast 39.83 feet along an arc of a 25.00 foot radius curve to the right (center bears South 11°06'03" West, long chord bears South 33°15'21" East 35.75 feet with a central angle of 91°17'14" To the Point of Beginning.

Containing 784,966 square feet or 18/02 acres.

Parcel #: SG-5-2-32-22001

Parcel #: SG-5-2-32-2316

Parcel #: SG-5-2-32-246

Parcel #36-5-2-32-225

Parcel #: SG-5-2-32-226

Parcel #: SG-5-2-32-227

Parcel #: SG-5-2-32-228

Parcel #: SG-5-2-32-229.

Parcel #; \$6\5-2-32-224

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