

Warranty Deed Page 1 of 6
Gary Christensen Washington County Recorder
04/08/2022 03:24:25 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Jack on the River, LLC, a Utah Limited Liability Company
11043 Olinda St.
Sun Valley, CA 91352

File Number: STG-95829-LH
Parcel ID: SG-5-2-32-251

Warranty Deed

**CAPMARC HOLDINGS, LLC, A UTAH LIMITED LIABILITY
COMPANY,**

Grantor, hereby CONVEY(S) IN WARRANTY to

Jack on the River, LLC, a Utah Limited Liability Company,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

SEE ATTACHED EXHIBIT "A".

APN: SG-5-2-32-251

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

62509

WITNESS, the hand of said grantor, this 8 day of April, 2022

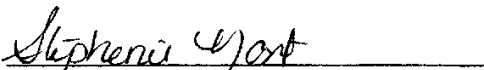
CapMarc Holdings, LLC, a Utah Limited Liability Company
Patrick Manning LLC, a Utah Limited Liability Company, Manager

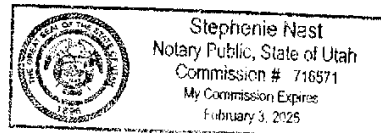
By: 
Patrick Manning, Member

STATE OF UTAH
COUNTY OF WASHINGTON

On this 8 day of April, 2022, before me Stephenie Nast, a notary public, personally appeared Patrick Manning Member of Patrick Manning, LLC, Manager of CapMarc Holdings, LLC, a Utah Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



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Exhibit "A": Legal Description

BEGINNING AT A POINT BEING SOUTH 00°32'03" WEST, 2686.48 FEET ALONG THE SECTION LINE TO THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33 AND SOUTH 1284.66 FEET AND WEST 598.83 FEET FROM THE CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 12°23'15" WEST, 237.56 FEET; THENCE WESTERLY 74.27 FEET ALONG AN ARC OF A 2794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°35'34" WEST, LONG CHORD BEARS NORTH 78°10'08" WEST, 74.27 FEET WITH A CENTRAL ANGLE OF 01°31'23"); THENCE WESTERLY 669.16 FEET ALONG AN ARC OF A 2794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 11°04'11" WEST, LONG CHORD BEARS NORTH 85°47'29" WEST, 667.56 FEET WITH A CENTRAL ANGLE OF 13°43'20"); THENCE WESTERLY 180.21 FEET ALONG AN ARC OF A 2781.04 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°10'51" WEST, LONG CHORD BEARS SOUTH 89°19'28" WEST, 180.18 FEET WITH A CENTRAL ANGLE OF 03°42'46"); THENCE WESTERLY 40.08 FEET ALONG AN ARC OF A 2806.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 06°19'55" EAST, LONG CHORD BEARS SOUTH 83°15'32" WEST, 40.08 FEET WITH A CENTRAL ANGLE OF 00°49'06"); THENCE SOUTH 82°50'58" WEST, 61.10 FEET; THENCE WESTERLY 7.46 FEET ALONG AN ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°09'02" WEST, LONG CHORD BEARS SOUTH 88°46'58" WEST, 7.44 FEET WITH A CENTRAL ANGLE OF 11°52'00"); THENCE NORTH 17°11'21" WEST, 464.14 FEET; THENCE SOUTH 55°28'12" EAST, 32.62 FEET; THENCE SOUTH 51°21'40" EAST, 15.52 FEET; THENCE EASTERLY 90.84 FEET ALONG AN ARC OF A 151.84 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 38°38'20" EAST, LONG CHORD BEARS SOUTH 68°29'59" EAST, 89.49 FEET WITH A CENTRAL ANGLE 34°16'38"); THENCE EASTERLY 77.59 FEET ALONG AN ARC OF A 243.82 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 04°21'42" WEST, LONG CHORD BEARS SOUTH 76°31'19" EAST, 77.26 FEET WITH A CENTRAL ANGLE OF 18°13'59"); THENCE SOUTHEASTERLY 176.25 FEET ALONG AN ARC OF A 5552.92 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 22°35'41" WEST, LONG CHORD BEARS SOUTH 66°29'46" EAST, 176.25 FEET WITH A CENTRAL ANGLE OF 01°49'07"); THENCE SOUTHEASTERLY 129.59 FEET ALONG AN ARC OF A 493.11 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 24°24'48" WEST, LONG CHORD BEARS SOUTH 58°03'28" EAST, 129.22 FEET WITH A CENTRAL ANGLE OF 15°03'28"); THENCE SOUTHEASTERLY 69.93 FEET ALONG AN ARC OF A 384.97 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 39°28'16" EAST, LONG CHORD BEARS SOUTH 55°43'58" EAST, 69.83 FEET WITH A CENTRAL ANGLE OF 10°24'28"); THENCE EASTERLY 83.88 FEET ALONG AN ARC OF A 202.42 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 29°03'48" EAST, LONG CHORD BEARS SOUTH 72°48'28" EAST, 83.28 FEET WITH A CENTRAL ANGLE OF 23°44'31"); THENCE EASTERLY 69.49 FEET ALONG AN ARC OF A 172.97 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 05°19'17" WEST, LONG CHORD BEARS SOUTH

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73°10'12" EAST, 69.02 FEET WITH A CENTRAL ANGLE OF 23°01'02"); THENCE
EASTERLY 78.79 FEET ALONG AN ARC OF A 192.96 FOOT RADIUS CURVE TO THE
LEFT (CENTER BEARS NORTH 28°20'19" EAST, LONG CHORD BEARS SOUTH
73°21'34" EAST, 78.25 FEET WITH A CENTRAL ANGLE OF 23°23'45"); THENCE SOUTH
85°03'26" EAST, 82.47 FEET; THENCE SOUTH 28°21'35" EAST, 21.30 FEET; THENCE
SOUTH 70°55'02" EAST, 55.83 FEET; THENCE NORTH 32°52'49" EAST, 185.53 FEET;
THENCE SOUTH 77°36'45" EAST 227.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS
CONVEYED TO THE CITY OF ST. GEORGE BY QUIT CLAIM DEED RECORDED
AUGUST 26, 2010 AS ENTRY NO. 20100028380, OFFICIAL WASHINGTON COUNTY
RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE THREAD OF THE VIRGIN RIVER, SAID POINT
BEING SOUTH 00°32'03" WEST 2,686.48 FEET ALONG THE SECTION LINE TO THE
QUARTER CORNER COMMON TO SECTIONS 32 AND 33, AND SOUTH 1,228.33 FEET
AND WEST 855.33 FEET FROM THE CORNER COMMON TO SECTIONS 28, 29, 32 AND
33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND
RUNNING THENCE SOUTH 71°36'45" EAST 35.43 FEET TO THE TOP OF A RIP RAP
ROCK WALL; THENCE WESTERLY THE FOLLOWING (20) COURSES ALONG THE
TOP OF SAID RIP RAP ROCK WALL; THENCE SOUTH 32°52'49" WEST 185.53 FEET;
THENCE NORTH 70°55'02" WEST 55.83 FEET; THENCE NORTH 28°21'35" WEST 21.30
FEET; THENCE NORTH 85°03'26" WEST 82.47 FEET; THENCE NORTH 79°12'30" WEST
39.33 FEET; THENCE NORTH 61°30'37" WEST 39.33 FEET; THENCE NORTH 61°24'57"
WEST 34.69 FEET; THENCE NORTH 78°55'28" WEST 34.69 FEET; THENCE NORTH
78°44'36" WEST 41.86 FEET; THENCE NORTH 66°52'20" WEST 41.86 FEET; THENCE
NORTH 55°43'59" WEST 69.83 FEET; THENCE NORTH 54°17'37" WEST 64.75 FEET;
THENCE NORTH 61°49'21" WEST 64.75 FEET; THENCE NORTH 66°29'46" WEST 176.23
FEET; THENCE NORTH 71°57'49" WEST 38.75 FEET;

THENCE NORTH 81°04'48" WEST 38.75 FEET; THENCE NORTH 71°04'09" WEST 45.25
FEET; THENCE NORTH 59°55'50" WEST 45.25 FEET; THENCE NORTH 51°21'40" WEST
15.52 FEET; THENCE NORTH 55°28'12" WEST 32.62 FEET TO THE EASTERLY LINE OF
RIVER ROAD; THENCE NORTH 17°11'21" WEST 213.88 FEET ALONG THE EASTERLY
LINE OF SAID RIVER ROAD TO THE THREAD OF THE VIRGIN RIVER; THENCE
EASTERLY THE FOLLOWING (8) COURSES ALONG THE THREAD OF THE VIRGIN
RIVER; THENCE SOUTHEASTERLY 170.47 FEET ALONG AN ARC OF A 462.06 FOOT
RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°14'42" WEST, LONG
CHORD BEARS SOUTH 61°11'10" EAST 169.50 FEET WITH A CENTRAL ANGLE OF
21°08'17"); THENCE SOUTHEASTERLY 208.65 FEET ALONG AN ARC OF A 4,478.78
FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 33°22'59" EAST, LONG
CHORD BEARS SOUTH 57°57'06" EAST 208.63 FEET WITH A CENTRAL ANGLE OF
02°40'09"); THENCE SOUTHEASTERLY 330.11 FEET ALONG AN ARC OF A 35,280.07
FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 30°42'50" WEST,
LONG CHORD BEARS SOUTH 59°01'05" EAST 330.11 FEET WITH A CENTRAL ANGLE
OF 00°32'10"); THENCE SOUTHEASTERLY 69.33 FEET ALONG AN ARC OF A 144.68

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FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 31°15'00" WEST, LONG CHORD BEARS SOUTH 45°01'17" EAST 68.67 FEET WITH A CENTRAL ANGLE OF 27°27'27"); THENCE SOUTHEASTERLY 66.26 FEET ALONG AN ARC OF A 92.28 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 58°42'27" EAST, LONG CHORD BEARS SOUTH 51°51'45" EAST 64.85 FEET WITH A CENTRAL ANGLE OF 41°08'24"); THENCE EASTERLY 153.31 FEET ALONG AN ARC OF A 589.19 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 24°05'36" EAST, LONG CHORD BEARS SOUTH 73°21'40" EAST 152.88 FEET WITH A CENTRAL ANGLE OF 14°54'32"); THENCE EASTERLY 109.83 FEET ALONG AN ARC OF A 87.23 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 23°44'21" EAST, LONG CHORD BEARS NORTH 77°40'12" EAST 102.72 FEET WITH A CENTRAL ANGLE OF 72°08'19"); THENCE NORTHEASTERLY 75.83 FEET ALONG AN ARC OF A 1,434.74 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°31'38" WEST, LONG CHORD BEARS NORTH 50°57'31" EAST 75.82 FEET WITH A CENTRAL ANGLE OF 03°01'42") TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO SHEFCO, LLC, A UTAH LIMITED LIABILITY COMPANY, BY WARRANTY DEED RECORDED APRIL 17, 2014 AS ENTRY NO. 20140011329, OFFICIAL WASHINGTON COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 1450 SOUTH STREET, SAID POINT BEING SOUTH 00°32'03" WEST 1464.69 FEET ALONG THE SECTION LINE AND WEST 954.91 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE OF 1450 SOUTH STREET; THENCE WESTERLY 420.26 FEET ALONG AN ARC OF A 2,794.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 05°57'55" WEST, LONG CHORD BEARS NORTH 88°20'38" WEST 419.86 FEET WITH A CENTRAL ANGLE OF 08°37'05"); THENCE WESTERLY 81.23 FEET ALONG AN ARC OF A 2,781.04 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°10'50" WEST, LONG CHORD BEARS NORTH 89°39'23" WEST 81.23 FEET WITH A CENTRAL ANGLE OF 01°40'25"); THENCE NORTH 01°23'25" WEST 114.07 FEET; THENCE NORTH 20°45'12" WEST 221.19 FEET; THENCE SOUTH 66°29'46" EAST 104.87 FEET; THENCE SOUTH 61°49'21" EAST 64.75 FEET; THENCE SOUTH 54°17'37" EAST 64.75 FEET; THENCE SOUTH 55°43'59" EAST 69.83 FEET; THENCE SOUTH 66°52'20" EAST 41.86 FEET; THENCE SOUTH 78°44'36" EAST 41.86; THENCE SOUTH 78°55'28" EAST 34.69 FEET; THENCE SOUTH 67°24'57" EAST 34.69 FEET; THENCE SOUTH 67°30'37" EAST 39.33 FEET; THENCE SOUTH 79°12'30" EAST 39.33 FEET; THENCE SOUTH 85°03'26" EAST 82.46 FEET; THENCE SOUTH 28°21'35" EAST 21.30 FEET; THENCE SOUTH 70°55'02" EAST 55.83 FEET; THENCE SOUTH 32°52'49" WEST 86.79 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF "JIFFY LUBE AT RIVER ROAD", ACCORDING TO THE OFFICIAL

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PLAT THEREOF, RECORDED SEPTEMBER 9, 2014 AS ENTRY NO. 20140027603,
OFFICIAL WASHINGTON COUNTY RECORDS.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE
BOUNDARY OF "MAVERICK ST. GEORGE SUBDIVISION" ACCORDING TO THE
OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 9, 2014 AS ENTRY NO.
20140027688, OFFICIAL WASHINGTON COUNTY RECORDS.

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