

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder  
05/12/2022 01:00:42 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed and Tax Notice To:  
Ohana Adventure, LLC, a Utah Limited Liability Company  
535 East Veyo Resort Road  
Veyo, UT 84782



**COTTONWOOD**  
**TITLE**

File No.: 156886-KLP

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**WARRANTY DEED**

Davis Ranch, LLC, a Utah Limited Liability Company

**GRANTOR(S)** of St George, State of Utah, hereby Conveys and Warrants to

Ohana Adventure, LLC, a Utah Limited Liability Company

**GRANTEE(S)** of St. George, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County, State of Utah:**

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 7158-A-NW and 7158-B-NW (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 11th day of May, 2022.

Davis Ranch, LLC, a Utah Limited Liability Company

BY: The Davis Revocable Trust, dated February 17, 1989 and Restated Dated July 17, 2006, Its: Manager

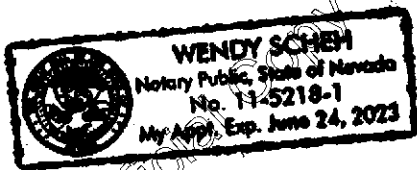
BY: Jo Deene DiAmbrosio  
Jo Deene DiAmbrosio  
Trustee

BY: \_\_\_\_\_  
Teresa Lynn McArthur  
Trustee

STATE OF Nevada  
COUNTY OF Clark

On this 11th day of May, 2022, before me, personally appeared Jo Deene DiAmbrosio, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Davis Ranch, LLC, a Utah Limited Liability Company.

Wendy Schein  
Notary Public



STATE OF UTAH  
COUNTY OF WASHINGTON

On this 11th day of May, 2022, before me, personally appeared Teresa Lynn McArthur, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Davis Ranch, LLC, a Utah Limited Liability Company.

\_\_\_\_\_  
Notary Public

Dated this 11th day of May, 2022.

Davis Ranch, LLC, a Utah Limited Liability Company

BY: The Davis Revocable Trust, dated February 17, 1989 and Restated Dated July 17, 2006, Its: Manager

BY: Jo Deene DiAmbrosio  
Trustee

BY: Teresa Lynn McArthur  
Teresa Lynn McArthur  
Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this 11th day of May, 2022, before me, personally appeared Jo Deene DiAmbrosio, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Davis Ranch, LLC, a Utah Limited Liability Company.

\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF WASHINGTON

On this 11th day of May, 2022, before me, personally appeared Teresa Lynn McArthur, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Davis Ranch, LLC, a Utah Limited Liability Company.

Kariann Leavitt  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point South 0°17'15" West 1324.24 feet along the East line of Section 6, Township 40 South, Range 16 West, Salt Lake Base and Meridian and South 89°57'12" West 1191.00 feet along the 1/16 line from the East quarter corner of said Section 6 and running thence North 0°17'15" East 609.13 feet along a line of 1/2 inch iron pins; thence West 900.51 feet along a line of 1/2 inch iron pins; thence North 38°30' West 25.87 feet to an existing 5/8 inch rebar; thence North 36°12' East 857.31 feet to the center section line of Section 6; thence North 89°51'25" East 673.875 feet along the center section line; thence South 0°17'15" West 1322.67 feet to the 1/16 line; thence South 89°57'12" West 260.00 feet along the said 1/16 line to the point of beginning.

**PARCEL 2:**

Beginning at the East quarter corner of Section 6, Township 40 South, Range 16 West, Salt Lake Base and Meridian; running thence South 0°17'15" West 1324.24 feet along the East section line of said section to the Southeast corner of the Northeast quarter, Southeast quarter of said section; thence South 89°57'12" West 931.00 feet along the South line of the Northeast quarter, Southeast quarter of said section; thence North 0°17'15" East 1322.67 feet to the center section line; thence North 89°51'25" East 931.005 feet along the center section line to the point of beginning.

**LESS AND EXCEPTING THEREFROM the following:**

Beginning at a point South 89°57'00" East 2638.74 feet along the South line of Section 6, Township 40 South, Range 16 West, Salt Lake Base and Meridian, and North 0°17'15" East 1323.84 feet along the East line of said Section 6, from the South quarter corner of said Section 6, and running thence South 89°57'12" West 831.00 feet; thence North 0°17'15" East 526.82 feet; thence South 89°42'45" East 830.98 feet, to a point on the said East line of Section 6; thence South 0°17'15" West 521.97 feet along said line, to the point of beginning.