

*When recorded mail to (Tax Mailing Address):*

Grantee  
2891 East 1350 South  
St. George, UT 84790  
MTC File No. 316361

### WARRANTY DEED

STC Holdings, LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

DEV3, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Washington County, State of Utah, described as:

**Parcel 1:**

Beginning at a point that lies thence South 01°03'08" West 438.87 feet along the Section line and West 529.19 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Running thence South 36°25'33" West 211.09 feet; thence southwesterly along a 455.00 foot radius curve to the right, (long chord bears South 44°05'25" West a distance of 121.37 feet, center point lies North 53°34'27" West, through a central angle of 15°19'44") 121.73 feet; thence South 51°45'17" West 469.93 feet; thence North 38°14'43" West 124.23 feet; thence northerly along a 150.00 foot radius curve to the right, (long chord bears North 18°45'05" West a distance of 100.11 feet, center point lies North 51°45'17" East, through a central angle of 38°59'16") 102.07 feet; thence North 00°44'33" East 360.67 feet; thence South 89°16'40" East 611.53 feet; thence easterly along a 730.00 foot radius curve to the left, (long chord bears North 87°54'08" East a distance of 71.83 feet, center point lies North 00°43'20" East, through a central angle of 05°38'25") 71.86 feet to the point of beginning.

**PARCEL 2:**

A 60 FOOT RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 01°03'03" WEST ALONG THE SECTION LINE 154.33 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 72°27'57" EAST 109.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 17°09'54" EAST 72.62 FEET AND 2) SOUTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 17°04'02" EAST A DISTANCE OF 2.38 FEET), CENTER POINT LIES SOUTH 72°50'06" WEST THROUGH A CENTRAL ANGLE OF 00°11'45", A DISTANCE OF 2.38 FEET; THENCE SOUTH 72°27'57" WEST 391.65 FEET; THENCE SOUTHWESTERLY ALONG A 420.00

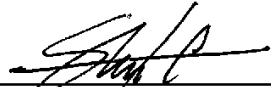
FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 54°26'45" WEST A DISTANCE OF 259.85 FEET), CENTER POINT LIES SOUTH 17°32'03" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 264.19 FEET; THENCE SOUTH 36°25'33" WEST 237.49 FEET; THENCE SOUTHWESTERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'25" WEST A DISTANCE OF 141.37 FEET), CENTER POINT LIES NORTH 53°34'27" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 141.80 FEET; THENCE SOUTH 51°45'17" WEST 469.93 FEET; THENCE NORTH 38°14'43" WEST 75.00 FEET; THENCE NORTH 51°45'17" EAST 469.93 FEET; THENCE NORTHEASTERLY ALONG A 455.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°05'25" EAST A DISTANCE OF 121.37 FEET), CENTER POINT LIES NORTH 38°14'43" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 121.73 FEET; THENCE NORTH 36°25'33" EAST 237.49 FEET; THENCE NORTHEASTERLY ALONG A 495.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 54°26'45" EAST A DISTANCE OF 306.26 FEET), CENTER POINT LIES SOUTH 53°34'27" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 311.36 FEET; THENCE NORTH 72°27'57" EAST 282.72 FEET, TO THE POINT OF BEGINNING.

Tax Parcel No. W-5-3-2-244

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

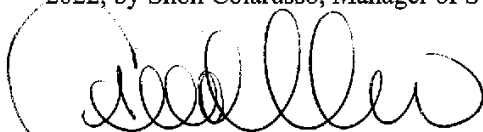
In witness whereof, the grantors have executed this instrument this 27<sup>th</sup> day of May, 2022.

STC Holdings, LLC, a Utah limited liability company

By:   
Shon Colarusso, Manager

STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2022, by Shon Colarusso, Manager of STC Holdings, LLC, a Utah limited liability company .

  
Notary Public

