

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/29/2022 12:07:23 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Henry Walker Development LLC.. a Utah
Limited Liability Company
1216 W Legacy Crossing Blvd Suite 300
Centerville, UT 84014



Order No. Accommodation Only - BJS
Tax I.D. No. SG-6-2-28-2110 and SG-6-2-27-428

Space Above This Line for Recorder's Use

WARRANTY DEED

St. George 730 LLC, A Nevada Limited Liability Company . grantor(s), of Las Vegas, County of Clark, State of Nevada, hereby CONVEY and WARRANT to

Henry Walker Development LLC., a Utah Limited Liability Company . grantee(s) of Centerville, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

~~WITNESS~~ the hand(s) of said grantor(s), this 25 day of August, 2022.
witness

St. George 730 LLC, A Nevada Limited Liability Company

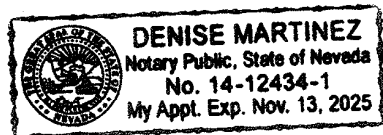
By: Plantation, Inc.. A Nevada Corporation
Its: Manager

By: [Signature]
Mark A. Schnippel, President

ACCOMMODATION

STATE OF Nevada)
:ss.
COUNTY OF Clark)

On the 25th day of August, 2022, personally appeared before me, Mark A. Schnippel, who being by me duly sworn, did say that he/~~she~~ is the President of Plantation, Inc., A Nevada Corporation, Manager of St. George 730 LLC, A Nevada Limited Liability Company, and that said instrument was signed by him/~~her~~ in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said ~~Mark A. Schnippel~~ acknowledged to me that said limited liability ~~company executed the same.~~ ~~company executed~~ the same.
Mark A. Schnippel



[Signature]
NOTARY PUBLIC

My Commission Expires: Nov. 13, 2025

Attachment to that certain Warranty Deed executed by St. George 730 LLC, A Nevada Limited Liability Company grantor(s), to Henry Walker Development LLC., a Utah Limited Liability Company grantee(s).

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EXHIBIT "A"

Beginning at a point being South 88°32'37" East 1,868.15 feet along the section line and North 2,117.52 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 63°44'45" East 160.73 feet;
thence North 66°41'43" East 150.07 feet;
thence North 56°50'09" East 147.37 feet;
thence North 53°45'08" East 59.62 feet;
thence North 81°32'42" East 114.32 feet;
thence North 57°21'36" East 74.16 feet;
thence North 77°09'41" East 43.64 feet;
thence South 58°50'53" West 194.04 feet;
thence South 65°13'01" West 517.54 feet;
thence South 86°38'43" West 22.64 feet;
thence North 65°52'01" West 14.20 feet to the Point of Beginning.

Containing 18,346 square feet or 0.42 acres.
Together with:

Beginning at a point being South 88°32'37" East 1,868.15 feet along the section line and North 16°54'19" East 2,592.10 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 50°47'23" East 110.96 feet to the southwesterly line of Gap Canyon Parkway;
thence Southeast 5.56 feet along an arc of a 1,195.00 foot radius curve to the left (center bears North 50°47'23" East, long chord bears South 39°20'37" East 5.56 feet with a central angle of 00°16'00") along said southwesterly line of Gap Canyon Parkway;
thence South 50°31'23" West 85.71 feet;
thence South 69°50'41" West 12.38 feet;
thence South 58°50'53" West 13.70 feet to the Point of Beginning.

Containing 553 square feet or 0.01 acres.

Initials HW