

When recorded mail deed and tax notice to:

Gemstone Custom Homes, Inc., a Utah Corporation
4560 S Decatur Blvd, Ste 202
Las Vegas, NV 89103

218337 Accommodation Only

Space Above This Line for Recorder's Use

Tax I.D. No. H-3-1-31-4101; H-SKTH-1-1; H-SKTH-1-2; H-SKTH-1-3; H-SKTH-1-4; H-SKTH-1-5; H-SKTH-1-6; H-SKTH-1-7; H-SKTH-1-8; H-SKTH-1-9; H-SKTH-1-10; H-SKTH-1-11; H-SKTH-1-12; H-SKTH-1-13; H-SKTH-1-14; H-SKTH-1-15; H-SKTH-1-16; H-SKTH-1-17; H-SKTH-1-18; H-SKTH-1-19; H-SKTH-1-20; H-SKTH-1-21; H-SKTH-1-22; H-SKTH-1-23; H-SKTH-1-24; H-SKTH-1-25; H-SKTH-1-26; H-SKTH-1-27; H-SKTH-1-28; H-SKTH-1-29; H-SKTH-1-30; H-SKTH-1-31

WARRANTY DEED

Shoshone Land Company L.L.C., a Nevada Limited Liability Company, grantor(s), of LAS VEGAS, County of Clark, State of NV, hereby **CONVEY** and **WARRANT** to

Gemstone Custom Homes, Inc., a Utah Corporation, grantee(s) of Las Vegas, County of Clark, State of Nevada, 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 20th day of September, 2022.

Shoshone Land Company L.L.C., a Nevada Limited Liability Company

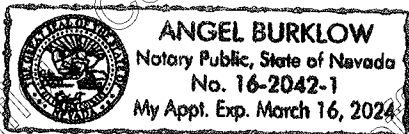
By: [Signature]
Thomas R. Buckley, Manager

STATE OF Nevada)
) :ss.
COUNTY OF Clark)

On the 20th day of September, 2022, personally appeared before me, Thomas R. Buckley, who being by me duly sworn, did say that he/she is the Manager of Shoshone Land Company L.L.C., 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 Thomas R. Buckley acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: March 16, 2024



Attachment to that certain Warranty Deed executed by Shoshone Land Company L.L.C., a Nevada Limited Liability Company grantor(s), to Gemstone Custom Homes, Inc., a Utah Corporation grantee(s).

Order No. 218337 - RLW

Tax I.D. No. H-3-1-31-4101; H-SKTH-1-1; H-SKTH-1-2; H-SKTH-1-3; H-SKTH-1-4; H-SKTH-1-5; H-SKTH-1-6; H-SKTH-1-7; H-SKTH-1-8; H-SKTH-1-9; H-SKTH-1-10; H-SKTH-1-11; H-SKTH-1-12; H-SKTH-1-13; H-SKTH-1-14; H-SKTH-1-15; H-SKTH-1-16; H-SKTH-1-17; H-SKTH-1-18; H-SKTH-1-19; H-SKTH-1-20; H-SKTH-1-21; H-SKTH-1-22; H-SKTH-1-23; H-SKTH-1-24; H-SKTH-1-25; H-SKTH-1-26; H-SKTH-1-27; H-SKTH-1-28; H-SKTH-1-29; H-SKTH-1-30; H-SKTH-1-31

EXHIBIT "A"

BEGINNING AT A POINT S 89°44'58" E 3247.42 FEET ALONG THE CENTER SECTION LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 0°15'02" E 1605.39 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 31, AND RUNNING THENCE N 89°48'55" W 731.68 FEET, TO A POINT ON THE EAST BOUNDARY LINE OF CORONADO RIDGE SUBDIVISION PHASE 3, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 0°11'08" E 26.21 FEET ALONG SAID LINE, TO THE POINT OF CURVATURE OF A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 6°40'03" E; THENCE ALONG THE ARC OF SAID CURVE 63.39 FEET THROUGH A CENTRAL ANGLE OF 6°51'08"; THENCE S 89°48'55" E 16.77 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 0°11'05" E 78.00 FEET; THENCE S 89°48'55" E 495.68 FEET; THENCE N 0°11'05" E 75.00 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 89°48'55" W 94.78 FEET; THENCE N 0°11'05" E 132.50 FEET; THENCE N 15°54'30" W 261.93 FEET; THENCE N 73°16'38" E 113.14 FEET, TO THE POINT OF CURVATURE OF A 824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 64°52'05" W; THENCE ALONG THE ARC OF SAID CURVE 94.44 FEET THROUGH A CENTRAL ANGLE OF 6°34'01"; THENCE N 31°41'55" W 106.57 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 32.40 FEET THROUGH A CENTRAL ANGLE OF 92°48'18", TO A POINT OF CUSP WITH A 960.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 34°30'13" E, POINT ALSO BEING ON THE SOUTHERN RIGHT-OF WAY OF 600 NORTH STREET AS DESCRIBED IN ENTRY NO. 20070046309, RECORDED AND ON FILE IN THE SAID OFFICE OF THE RECORDER; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE 163.68 FEET THROUGH A CENTRAL ANGLE OF 9°46'08"; THENCE S 29°44'11" E 174.25 FEET; THENCE S 26°48'31" E 209.76 FEET; THENCE S 61°27'22" W 13.48 FEET; THENCE S 9°40'20" E 161.98 FEET; THENCE S 11°36'05" E 24.89 FEET; THENCE S 0°11'05" W 372.20 FEET, TO THE POINT OF BEGINNING.

Also Known as "SKY VALLEY TOWNHOMES PHASE 1"

Initials

