

Corrected Warranty Page 1 of 5  
Gary Christensen Washington County Recorder  
11/07/2022 09:31:24 AM Fee \$40.00 By  
WOODLAND TITLE AND ESCROW INC

WHEN RECORDED RETURN TO:

Woodland Title & Escrow, Inc.  
2040 E. Murray Holladay Rd.  
Ste 108  
Holladay, UT 84117

Tax Parcel No: Part of H-3-1-33-1444; H-3-1-33-11401

CORRECTIVE WARRANTY DEED

Please take notice that the Warranty Deed recorded March 6, 2020 as Entry No. 20200011386 in the Recorder’s Office of Washington County had the incorrect legal description. A Corrective Warranty Deed recorded May 26, 2022 as Entry No. 20220028304 also contained an incorrect legal description. The undersigned states, under penalty of perjury that it was his intention at the time of signing and recording said Warranty Deed that the correct legal description be used. The correct legal description is attached hereto as Exhibit A.

MB Painted Sands, LLC, a Utah limited liability company,

GRANTOR,

Of Salt Lake City, Utah, Salt Lake County

hereby CONVEYS and WARRANTS to

Testarossa Investments, LLC, a California limited liability company

GRANTEE,

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 Exhibit “A” attached

TOGETHER WITH any and all easements, rights of way, water rights, privileges and appurtenances.

SUBJECT TO:

1. General property taxes for 2022 and subsequent years.

2. All easements, restrictions, reservations, and rights of way of record or enforceable in law or in equity and all easements or rights of way for railroads, highways, roads, ditches, canals, transmission lines, telephone lines, water, water lines, waterways, gas, cable communication, sewer, drainage, pipelines, and all other utility easements now existing over, under, or across said property.
3. Any reservation of rights by the United States or Utah.
4. Charges, assessments, terms, conditions, and covenants for sewer districts, service areas, conservancy districts, protection districts affecting said property, or any assignments thereof.
5. Non-utility easements (including without limitation irrigation ditches), restrictions, reservations, and rights of way of record or which are readily apparent from an examination of the premises.
6. Any liens, encumbrances, or encroachments resulting from work performed on the property by or at the request of Grantee.
7. Any dispute as to any property whose legal description may overlap or be inconsistent with said property.
8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are now shown by public records.

Signature on the next page

WITNESS, the hand of said Grantor this 27 day of September, 2022.

Scott Heagy  
BY: Scott Heagy  
ITS: Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF DAVIS            )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2022 by Scott Heagy, Manager of MB-Painted Sands, LLC as Grantor.

Aaron Jacobs  
Notary Public

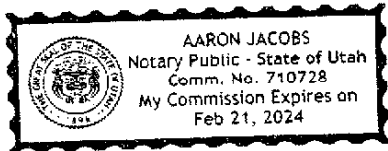


EXHIBIT A

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

BEGINNING AT A POINT, SAID POINT S 88°58' 16" E 1554.36 Feet and S 01°01'44" W 503.41 Feet from the North Quarter Corner of Said Section 33; Thence S 0°31'45" W 401.92 Feet; Thence S 02°32'13" W 98.47 Feet to the Northerly Right of Way Line of 450 North Street: Thence N 87°27'47" W Along Said Northerly Right of Way Line 86.58 Feet; Thence Along a Tangent Curve Turning to the Right With a Radius of 28.00 Feet, an Arc Length of 43.00 Feet, a Delta Angle of 87°59'32" a Chord Bearing of N 43°28'01" W and a Chord Length of 38.90 Feet to the Easterly Right of Way Line of 1400 West Street; Thence N 00°31'45" E Along Said Easterly Right of Way Line, 285.01 Feet; Thence N 89°09'14" W Along the Extension of the Northerly Right of Way Line of 460 North Street, 241.34 Feet to the East Line of Lot 12 of Painted Sands Phase 1; Thence N 00°50'46" E Along Said East Line, 100.00 Feet; Thence S 89°09'14" E 41.31 Feet; Thence N 00°50'46" E 85.95 Feet; Thence S 88°58'16" E 316.02 Feet to the Point of Beginning.

Containing 99,216 Square Feet or 2.278 Acres More or Less.

Together With:

Tract 2

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

Beginning at a Point on the Southerly Right of Way Line of 460 North Street said Point Being S 88°56'16" E 1224.37 Feet and S 01°01'44" W 734.41 Feet From the North Quarter Corner of Said Section 33; Thence S 89°09'14" E Along the Northerly Right of Way Line of 460 North Street, 150.11 Feet; Thence Along a Tangent Curve Turning to Right With a Radius of 20.00 Feet, an Arc Length of 31.31 Feet, a Delta Angle of 89°40'58", a Chord Bearing of S 44°18'44" E, and a Chord Length of 28.21 Feet to the Westerley Right of Way Line of 1400 West Street; Thence S 00°31'45" W Along Said Westerly Right of Way Line, 80.11 Feet; Thence N 89°09'14" W 170.00 Feet to the East Line of Lot 13 of Painted Sands Phase 1; Thence N 00°31'45" E Along Said East Line, 100.00 Feet to the Point of Beginning.

Containing 16,915 Square Feet or 0.388 Acres More or Less.

Together With:

Tract 3

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

Beginning at a Point, Said Point Being S 88°58'16"E 1321.81 Feet and S 01°01'44"W 951.99 Feet from the North Quarter Corner of Said Section 33; Thence S89°28'15"E, 74.46 Feet to the Westerly Right of Way Line of 1400 West Street; Thence S 00°31'45"W Along the Westerly Right of Way Line of 1400 West Street, 22.78 Feet; Thence Along a Tangent Curve Turning to the Left with a Radius of 73.00 Feet, an Arc Length of 104.06 Feet, a Delta Angle of 81°40'21" a Chord Bearing of S 40°18'25"E, and a Chord Length of 95.47 Feet; Thence S 01°03'36"W 102.81 Feet; Thence N 88°56'24"W 137.14 Feet; Thence N 00°52'43"E 196.55 Feet to the Point of Beginning.

Less and Except any tract of land contained in Painted Sands HOA.

Containing 21,838 Square Feet or 0.501 Acres More or Less.