Quit Claim Deed Page of 3 Gary Christensen Washington County Recorder 11/15/2022 03 52:11 PM Fee \$40.00 By COTTONWOOD TITLE INSURANCE AGENCY, INC.

## WHEN RECORDED RETURN TO AND MAIL TAX NOTICES TO:

RG IV, LLC 2265 East Murray Holladay Road Holladay, UT 84117 Attn: Anthon Stauffer

QUITCLAIM DEED

RG LAKEVIEW, LLC, a Utah limited liability company, Grantor, hereby quitclains to RG IV, LLC, a Utah limited liability company, with an address of 2265 E. Murray Holladay Road, Holladay, UT 84117, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

# SEE EXHIBIT A ATTACHED HERETO

WITNESS the hand of said Grantor this \_\_\_\_\_ day of November, 2022.

GRANTOR

RG LAKEVIEW, LLC, a Utah limited liability company

Name: Anthon Stauffer Its: Authorized Representative

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 9 day of November, 2022, by Anthon Stauffer, the Authorized Representative of RG Lakeview, LLC, a Utah limited liability company for and on behalf of said company.

Notary Public State of Utah JENNIFER YOUNG February 2, 2024

ACCOMMODATION RECORDING ONLY. COMONWOOD TITLE INSURANCE AGENCY INC. MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

# EXHIBIT A TO QUITCLAIM DEED

That certain real property located in Washington County, State of Utah, more particularly described as follows:

### PARCEL

The South 944.6 feet of the West 440.00 feet of the Southwest quarter of the Northwest quarter of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

#### PARCEL 2:

Beginning at the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running the Countries East 766.5 feet; thence Southeasterly to a point 150.0 feet West of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 36; thence West 1045.0 feet, more or less, from a point 125.0 feet East of the Southwest corner of said Northwest quarter of the Southwest quarter; thence Northwesterly to a point 65.5 feet North of said Southwest corner of said Northwest quarter of the Southwest quarter; thence North 1254.5 feet, more or less, to the point of beginning.

### PARCEL 2A

A 60:00 foot ingress and egress easement as created in that certain Access Easement Agreement recorded November 7, 2017 as Entry No. 20170045065 in the official records of the Washington County Recorder, described as 30.00 feet on both sides of the following described centerline.

Beginning at a point South 59°36′16″ East along the quarter section line 440.00 feet and North 00°15′35 West 32.00 feet from the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence North 90°00′00″ East 40.00 feet; thence North 53°00′00″ East 135.00 feet; thence North 17°00′00″ West 125.00 feet; thence North 08°00′00″ East 85.00 feet; thence North 45°00′00″ East 255.00 feet; thence North 11°00′00″ East 110.00 feet; thence North 08°00′00″ West 110 feet; thence North 36°00′00″ West 360.00 feet; thence North 44°00′00″ West 310.00 feet; thence North 59°00′00″ West 320.00 feet; thence North 52°00′00″ West 450.00 feet; thence North 16°00′00″ East 105.00 feet; thence South 57°00′00″ East 445.00 feet; thence South 52°00′00″ East 625.00 feet; thence North 64°00′00″ East 145.00 feet, more or less, to the centerline of an existing county road.

#### PARCEL 2B:

A 25.00 foot ingress and egress easement as created in that certain access Easement Agreement recorded November 7, 2017 as Entry 10. 20170045066 in the official records of the Washington County Recorder described as 12.50 feet of both sides of the following described centerline:

Beginning at a point South 89°54'00" East along the section line 1,065.64 feet and North 00°00'00" East 1,215.98 feet, more or less, to the centerline of an existing county road (Kolob Reservoir Road) from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence along the centerline of an existing road the following courses, thence South 09°00'00" West 235.21 feet to the point of curvature of a curve to the right (Delta = 53°06'00", Radius = 150.00 feet, Chord = South 35°30'00" West 133.86 feet) thence along the arc of said curve 138.75 feet; thence South 62°00'00" West 193.33 feet to the point of curvature of a curve to the right (Delta = 24°00'00", Radius = 150.00 feet, Chord = South 74°00'00" West 62.37 feet) thence along the arc of said curve 41.89 feet; thence South 86°00'00" West 147.14 feet to the point of curvature of a curve to the left (Delta = 08°00'00", Radius = 150.00 feet, Chord = South 82°00'00" West 41.85 feet) thence along the arc of said curve 41.89 feet; thence South 78°00'00" West 358.54 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = South 67°15'00" West 55.96 feet) thence along the arc of said curve 56.29 feet; thence South 66°30'00" West 257.86 feet to the point of curvature of a curve to the right (Delta = 07°30'00", Radius = 150.00 feet, Chord = South 60°15'00" West 39.24 feet) thence along the arc of said curve 39.27 feet; thence South 64°00'00" West 790.84 to the point of curvature

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of a curve to the right (Delta 52°30'00", Radius = 150.00 feet, Chord = North 89°45'00" West 132.69 feet) mence along the arc of said curve 137.44 feet; thence North 63°30'00 West 119.57 feet to the point of curvature of a curve to the left (Delta 1000'00", Radius = 150,00 feet, Chord = North 6900'00" West 28.75 feet) thence along the arc of said curve 28.80 feet; thence North 74°30'00" West 124.90 feet to the point of curvature of a curve to the right (Delta = 17°00'00", Radius = 150.00 feet, Chord = North 66°00'00" West 44.34 feet) thence along the arc of said curve 44.51 feet; thence North 57°30'00" West 179.22 feet to the point of curvature of a curve to the left (Delta = 18 30 00", Radius = 300.00 feet, Chord (North 66 15 00" West 91.27 feet) thence along the arc of said curve 91,63 feet; thence North 75°00'00" West 172.62 feet to the point of curvature of a curve to the right (Delta = 11(30)00", Radius = 300.00 feet, Chord = (North 69°15'00" West 60.11 feet) thence along the arc of said curve 60.2¥ feet; thence North 63°30′00″ West 241.18 feet to the point of curvature of a curve to the right (Delta = ഗ്രാജ് 00'00", Radius = 300.00 feet, Choരി 🎐 North 59°00'00" West 47.08 feet) നില്ലാലെ along the arc of said curve 47.12 feet; thence North 54°30'00' West 387.91 feet to the point of curvature of a curve to the left (Delta = 21°30'00", Radius = 150.00 feet, Chord = North 65°15'00" West 55.96 feet) thence along the arc of said cutve 56.29 feet; thence block 76°00'00" West 55.96 feet) 56.29 feet; thence North 76°00'00" West 351.58 feet to the point of curvature of a curve to the right (Delta®) 25°30'00", Radius = 150,00 feet, Chord = North 63°15'00" West 66.21 feet) thence along the arc of said curve 66.76 feet; thence North 50 30 00" West 212.72 feet to the point of curvature of a curve to the left (Delta = 40°30'00", Radius = 150.00 feet, Chord = North 70°45'00" West 103.84 feet) thence along the arc of said curve 106.03 feet; thence South 89°30'00" West 142.86 feet to the point of curvature of a curve to the right (Delta = 21°00'00", Radius = 150.00 feet, Chord = North 80°30'00" West 54.67 feet) thence along the arc of said curve 54.98 feet: thence North 70°00'00" West 46.20 feet more or less, to the West line of Washington County Water Conservancy District property and the point of ending. Said point being South 89°54'00 West 3240.46 feet and North 90 00 00" East 1140.43 feet from the South quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

4876-4519-6089, v. 1

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