



Tax Notice mailed to:

RECORDING REQUESTED BY:
Red Cliff Resort Holding, LLC
4968 S. Holladay Pines Court
Holladay, Utah 84117

AFTER RECORDING RETURN TO:
Red Cliff Resort Holding, LLC
4968 S. Holladay Pines Court
Holladay, Utah 84117

**WARRANTY DEED
(CORRECTION)**

BIG COTTONWOOD COVE HOLDING, L.L.C., a Utah limited liability company, and **RICE ASSET MANAGEMENT, LLC**, a Utah limited liability company, Grantors, of **Holladay, Salt Lake County, State of Utah**, hereby CONVEY and WARRANT to

RED CLIFF RESORT HOLDING, LLC, a Utah limited liability company, Grantee, of **Holladay, Salt Lake County, State of Utah**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in **Washington County, State of Utah**, to-wit:

Parcel 1: (Tax ID No. H-3-1-33-44001)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°48'31" EAST, ALONG THE SOUTH LINE, 399.94 FEET; THENCE SOUTH 0°01'30" WEST 56.94 FEET; THENCE SOUTH 79°36'39" EAST 33.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°36'39" EAST 35.34 FEET; THENCE SOUTH 76°32'28" EAST 236.60 FEET; THENCE SOUTH 89°49'59" EAST 157.64 FEET; THENCE SOUTH 0°04'05" WEST 402.76 FEET; THENCE NORTH 89°29'55" WEST 422.59 FEET; THENCE NORTH 0°04'05" EAST 460.97 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY WARRANTY DEED RECORDED MAY 08, 2009 AS ENTRY NO. 20090017912 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO (2) PARCELS OF LAND IN FEE, FOR EXTENSION OF THE EXISTING 600 NORTH STREET KNOWN AS PROJECT NO. LC35, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROJECT, SAID POINT BEING 37.50 FEET DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 19+11.33, SAID POINT LIES NORTH 89°55'24" EAST 433.00 FEET ALONG THE SECTION LINE AND SOUTH 00°11'54" EAST 67.79 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 83°45'52" EAST 54.26 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID ENTIRE TRACT; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 76°48'35" EAST 8.26 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY NORTH 83°45'52" WEST 62.34 FEET TO SAID WESTERLY BOUNDARY; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 00°11'54" WEST 1.01 FEET TO SAID INTERSECTION AND THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, SAID POINT BEING 57.02 FEET DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 23+31.71, SAID POINT LIES NORTH 89°55'24" EAST 855.84 FEET ALONG THE SECTION LINE AND SOUTH 00°04'36" EAST 123.46 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT SOUTH 00°12'02" EAST 15.81 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE SOUTH 89°55'24" WEST 66.31 FEET; THENCE NORTH 76°32'20" WEST 67.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°53'54" EAST 131.70 FEET TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.

Parcel 2: (Tax ID No. H-3-1-33-441)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°48'31" EAST, ALONG THE SECTION LINE, 399.94 FEET; THENCE SOUTH 0°01'30" WEST 56.94 FEET; THENCE SOUTH 79°36'39" EAST 69.06 FEET; THENCE SOUTH 78°32'28" EAST 236.80 FEET; THENCE SOUTH 89°49'59" EAST 157.64 FEET; TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°49'59" EAST 152.07 FEET; THENCE SOUTH 0°04'05" WEST, 403.65 FEET; THENCE NORTH 89°29'55" WEST 152.08 FEET; THENCE NORTH 00°04'05" EAST 402.76 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 3: (Tax ID No. H-3-1-33-4420)

BEGINNING NORTH 0°10' WEST ALONG SECTION LINE 2105.5 FEET AND NORTH 89°15' EAST 400.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°44' EAST 430.58 FEET; THENCE SOUTH 4°58' WEST 206.54 FEET; THENCE SOUTH 89°58' WEST 412.09 FEET; THENCE NORTH 0°10' WEST 208.0 FEET TO THE POINT OF BEGINNING. NOTE: BASIS OF BEARINGS IS THE WEST LINE OF SECTION 33 EQUALS NORTH 0°10' WEST. LESS AND EXCEPTING ANY PORTION LYING WITHIN 2170 WEST STREET.

This deed is given to correct the improper order of recording of that Warranty Deed recorded March 9th, 2023, as Entry Number 20230006430, which should have been recorded after that Warranty Deed recorded March 9th, 2023, as Entry Number 20230006431.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements, and rights of way of record.

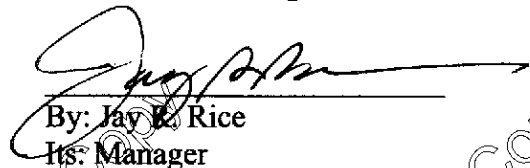
WITNESS the hand of said Grantors, this 15th day of March 2023.

BIG COTTONWOOD COVE HOLDING, L.L.C.



By: Jay R. Rice
Its: Manager

RICE ASSET MANAGEMENT, LLC



By: Jay R. Rice
Its: Manager

STATE OF UTAH)

COUNTY OF Washington)

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On this date, March 15, 2023, personally appeared before me, a notary public, Jay R. Rice, Manager of Big Cottonwood Cove Holding, L.L.C and Rice Asset Management, LLC, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he executed the same.

My commission expires:

9/12/2026

Notary Public

Penny Lynn Shelley

