

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
11/01/2023 04:52:19 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY



After Recording Return To:
Mail Tax Notices To:
Sky Rim Development LLC
1708 East 5550 South Suite 18,
Ogden, Utah 84403

Parcel ID: H-WALM-A, H-3-1-31-3000

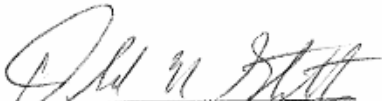
Warranty Deed

Know All Men By These Presents that **Stratton Brothers LLC, a ^{Utah} Limited Liability Company**, (henceforth referred to as "Grantor") of **Hurricane Utah**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Sky Rim Development LLC, a ^{Utah} Limited Liability Company**, (henceforth referred to as "Grantee") of 1708 E 5550 S Ogden, Utah 84403, with **WARRANTY COVENANTS**:

SEE EXHIBIT "A" ATTACHED

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31 day of October, 2023.



Stratton Brothers LLC, a Limited Liability Company
Donald N. Stratton

Created by: Monica Patten
On: Nov 2, 2023 8:44:34 AM

STATE OF UTAH
COUNTY OF Washington

On this 31st day of October, 2023, personally appeared Donald N. Stratton whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is President of Stratton Brothers LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said he acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Laura K Lee
Notary Public



EXHIBIT "A"

A 60-FOOT ACCESS AND UTILITY BASEMENT BEING 30' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GRANTOR'S PROPERTY, SAID POINT BEING 1094.09 FEET SOUTH 88°52'58" EAST AND 74.23 FEET NORTH 01°07'02" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 31 (SAID SOUTHWEST CORNER BEING 3462.80 FEET NORTH 88°52'58" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 291.71 FEET, A DELTA ANGLE OF 59°41'33", A CHORD BEARING OF NORTH 60°09'14" EAST, AND A CHORD LENGTH OF 278.70 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 194.29 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF NORTH 52°34'18" EAST, AND A CHORD LENGTH OF 189.44 FEET; THENCE NORTH 74°50'08" EAST 509.75 FEET TO THE POINT OF TERMINUS. SIDES OF SAID BASEMENT EXTEND TO OR TERMINATE AT GRANTOR'S PROPERTY.

CONTAINING 59,735 S.F. OR 1.371 ACRES.