DOC ID 20240011146

Warranty Deed Page 1 of 2 Gary Christensen Washington County Recorder 04/11/2024 04:31:43 PM Fee \$40.00 By REINA RIVAS

When recorded mail deed and tax notice to: RRIV, LLC, a Utah limited liability company PO Box 334 Toquerville, UT 84774



Order No. 230993 - ALB Accommodation Only Tax I.D. No. T-96-A-1-C-1-A

Space Above This Line for Recorder's Use

WARRANTY DEED

RRIV, LLC, a Utah limited liability company, grantor(s), of Toquerville, County of Washington, State of Utah, hereby CONVEY and WARRANT to

RRIV, LLC, a Utah limited liability company, grantee(s) of Toquerville, County of Washington, State of Utah, 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"

This deed is being given to clarify the remaining legal description of this parcel.

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 day of April, 2024. RRIV, LLC, a Utah limited/liability company By:All Enterprises, Inc. a Utah Corporation Its: Mariager Reina G. Rivas, resident STATE OF Utah :ss.

day of April, 2024, personally appeared before me, Reina G. Rivas, who being by me duly sworn, did say that he/she is the President of All Enterprises, Inc., a Utah Corporation, Manager of RRIV. LLC, a Utah 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 Reina G. Rivas acknowledged to me that said limited

liability company executed the same.

COUNTY ON Washington

AIMEE BLACK Notary Public State Of Utah My Commission Expires 09/09/2025 COMMISSION NO. 719943

My Commission Expires:

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Attachment to that certain Warranty Deed executed by RRIV, LLC, a Utah limited liability company grantor(s), to Brad Hancock grantee(s).

Order No. 230993 Tax I.D. No. T-96-A-1-C-1-A

EXHIBIT "A"

Beginning at a point being North 88°57'47" West 577.44 feet along the section line and South 490.57 feet from the North 1/4 corner of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running:

Thence South 77°28'33" East 139.91 feet to the Westerly line of Spring Drive;

Thence Southwesterly 8.45 feet along an arc of a 763.64 foot radius non-tangent curve to the Left (Center bears South 55°44'55" East, long chord bears South 33°56'04" West 8.45 feet with a central angle of 00°38'03");

Thence South 33°37'03" West 101.94 feet; Thence North 68°54'21" West 110.52 feet; Thence North 18°33'46" East 86.99 feet to the Point of Beginning.
