DOC ID 20240026467

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/22/2024 12:45:15 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

SEND TAX NOTICES TO:

THE ASH APARTMENTS, LLC C/O WASATCH PROPERTY MANAGEMENT, INC. 595 SOUTH RIVERWOODS PARKWAY, STE 400 LOGAN, UTAH 84321

173202-CAB

W. G. Z. 13.330

SPECIAL WARRANTY DEED

ASH LAND HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to THE ASH APARTMENTS, LLC, a Utah limited liability company, Grantee, of 595 South Riverwoods Parkway, Suite 400, Logan, Utah, 84321, 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:

See Exhibit "A" attached.

WITNESS, the hand of said Grantor this 12 day of August, 2024.

ASH LAND HOLDINGS, LLC

A Utah Limited Liability Company

Dell Loy Hanten, Manager

STATE OF UTAH

: ss.)

)

County of CACHE

On the ____ day of August, 2024, personally appeared before me Dell Loy Hansen, who, being by me duly sworn, did say that he is the Manager of ASH LAND HOLDINGS, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.

NATHAN EDWARDS
Notary Public - State Of Utah
My Commission Expires
April 29, 2028
COMMISSION NUMBER 736912

NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 01°05'22" EAST 871.30 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89°42'48" WEST 508.68 FEET, TO A POINT ON THE EAST BOUNDARY OF BUENA VISTA DRIVE AS SHOWN ON ROAD DEDICATION, DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22"; (2) THENCE NORTH 01°12'10" EAST 492.86 FEET, TO THE SOUTHWEST CORNER OF LOT 2, DAN PROPERTIES SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER: THENCE SOUTH 89°18'27" EAST 533.17 FEET ALONG THE SOUTH LINE OF SAID LOT 2, TO A POINT OF THE SAID EAST LINE OF SECTION 14: THENCE SOUTH 01°05'22" WEST 13.64 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 622103, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°15'13" EAST 665.12 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20130003361, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 00°59'55" WEST 483.73 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE SOUTH 89°42'48" WEST 666.07 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF DESERT CACTUS DRIVE, AS DISCLOSED BY THAT CERTAIN PLAT OF DESERT RIDGE TOWNHOMES PHASES 1A & 1B RECORDED JANUARY 1, 2022 AS ENTRY NO. 20220003425, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.