

When Recorded Mail Deed and Tax Notice To:  
Sulphurdale Investors, LLC  
2055 Grant Road  
Los Altos, California 94024-6913

## WARRANTY DEED

**Sea Ray Investments, LLC, a Nevada limited liability company, grantors of St. George, County of Washington, State of Utah, hereby**

**Conveys and Warrants to**

**Sulphurdale Investors LLC, a Utah limited liability company, grantee(s) of Los Altos, County of Santa Clara, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Beaver County, State of UTAH:**

**See Exhibit "A" - Attached hereto and made a part hereof.**

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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 2nd day of February, 2022.

**Sea Ray Investments, LLC, a Nevada  
limited liability company**

SOUTHERN UTAH TITLE COMPANY  
ACCOMMODATION RECORDING ONLY  
NOT EXAMINED

BY:   
Ronald G. Bushnell, Manager

See attached page for the Notary Acknowledgment



EXHIBIT A

File No.: 2043463KC

LEGAL DESCRIPTION

PARCEL 1:

(01-0041-0002)

Beginning at the Southeast corner of the Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian and running thence North along the East line of Section 14, 682.03 feet; thence South 89° 48' West 672.28 feet to a point on the Easterly line of Highway #91; thence South 19° 12' West along the Easterly Highway line 723.08 feet to the South line of Section 14; thence North 89° 48' East along the Section line 350 feet; thence South 1284.01 feet; thence North 89° 48' East 560.08 feet to the East line of Section 23; thence North along the East line of Section 23; 1287.92 feet to the point of beginning.

PARCEL 2:

(01-0041-0003)

Beginning at the point on the Westerly line of Highway 91, North 682.03 feet and South 89° 48' West 778.30 feet from the Southeast corner of Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence South 19° 12' West along the Westerly Highway line 723.08 feet to the South line of Section 14, thence South 89° 48' West along the Section line 1270.21 feet to the Easterly no access line of I-15 Highway; thence along the no access line North 05° 49' East 187.08 feet to a point 76 feet perpendicularly distant Southeasterly from Engineer Station 1507-00 on the center line of the North bound traffic lanes of I-15 Highway; thence North 08° 22' East along the no access line 501.57 feet; thence North 89° 48' East 1416.06 feet to the point of beginning.

PARCEL 3:

(01-0042-0002)

Beginning 560.08 feet West of the Northeast corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence West 350 feet to the East right of way line of Highway 91; thence Southwesterly along the East right of way line 1320 feet; thence South 89° 48' East 563.5 feet; thence North 1284.01 feet to the point of beginning.

PARCEL 4:

(01-0042-0003)

Beginning 1016.10 feet West from the Northeast corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence West 1270.21 feet to the East no access line of I-15; thence Southeasterly along the East no access line 1299.86 feet; thence South 89° 48' East 39.32 feet to the North line of an existing road; thence Northeasterly 695 feet long the arc of a 666.2 foot radius curve to the left, to the West right of way line of U.S. Highway 91; thence Northeasterly along the U.S. Highway 91 right of way line 792 feet to the point of beginning.

PARCEL 5:

(01-0042-0004)

Beginning 1391.25 feet West of the Southeast corner of the Northeast quarter of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence West 1290.57 feet to the East no

access line of I-15; thence Northeasterly along the East no access line 1588.89 feet to the West line of Highway 91; thence South 00° 12' East 1510 feet to the point of beginning.

PARCEL 6:  
(01-0042-0008)

Commencing 198 feet more or less South of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence East 70 feet more or less to the West no access line of Highway I-15; thence Southerly along the Highway 415 feet; thence South 45° 12' West 165 feet; thence West 1144 feet; thence South 660 feet to the North line of a County Road; thence North 89° 48' West 599.98 feet; thence North 1031.31 feet; thence East 1977.97 feet, more or less, to the point of beginning.

PARCEL 7:  
(01-0042-0011)

Beginning on the West no access line of I-15, 2246.5 feet South and 163.5 feet West of the North quarter corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian, and running thence West 1679.74 feet; thence North 952.19 feet to the South line of a County Road; thence South 89°48' East 935 feet, more or less to the Northwest corner of a parcel of ground owned by JIMMY GENE HODGES AND MARLEEN E. HODGES known as Tax Serial No. 95; thence along the West and South boundary of said parcel as follows: South 394.20 feet; thence South 85°54'57" East 682.88 feet, more or less, to the West line of I-15 right of way; thence Southerly 523.23 feet, more or less, along the West line of the I-15 right to the point of beginning.

Subject to right of ingress and egress over, upon and across a roadway 50 feet wide, the East line of which is the East line of the above described property.

EXCEPTING THEREFROM that portion within the Southwest quarter of the Southeast quarter, Section 14 and the North half of the Northeast quarter and the Northeast quarter of the Northwest quarter, Section 23.

MORE CORRECTLY DESCRIBED BY SURVEY AS:

PARCEL 1:

Beginning at the Southeast corner of the Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian; thence North 00°00'00" E 682.03 ft. along the Section line; Thence N 88°49'45" W 674.21 ft. to the Easterly right-of-way line of old Hwy 91 (a 100 ft. right-of-way); thence South 18°46'09" W 715.37 ft. along said Easterly right-of-way line to the South line of said Section 14; thence S 88°49'45" E 350.00 ft. along said South line; thence S 00°00'00" E 1284.01 ft; thence S 88°49'45" E 541.37 ft. to the East Section line of Section 23, Township and Range; Thence N 00°34'58" E 1283.81 ft. along the Section line to the point of beginning.

PARCEL 2:

Beginning at a point on the Westerly right-of-way of Highway 91 (a 100 ft. right-of-way) which point is N 00°00'00" E 682.03 ft. along the Section Line and N 88°49'45" W 779.12 ft. from the Southeast corner of Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian, Thence N 88°49'45" W 1410.20 ft. to the Easterly non-access line of Interstate 15; Thence S 07°00'22" W 322.17 ft. to a brass cap right-of-way marker station. 1510+00 North Bound Lane (NBL); Thence S 10°12'32" W 205.68 ft. along said non-access line; thence S 05°30'19" W 158.71 ft. to the South line of Section 14; thence S

88°49'45" E 1270.98 ft. to said Westerly right-of-way line of Old Hwy 91 (a 100 ft. right-of-way); Thence N 18°46'09" E 715.37 ft. to the Point of Beginning. Also includes an irrigation easement as shown on this Plat and described hereon.

**PARCEL 3:**

Beginning at a point which is N 88°49'45" W 554.43 ft. along the Section line from the Southeast Corner of Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian; thence S 00°00'00" E 1284.01 ft.; Thence N 88°49'45" W 695.54 ft. to the East right-of-way line of Old Hwy 91; Thence N 00°38'47" W 18.36 ft. to the Beginning of a Non-Tangent Curve to the Right (Radius point bears N 89°43'25" E); Thence along the arc of the curve 476.21 ft. with 1421.28 ft. radius and central angle 19°11'51"; Thence N 18°46'09" E 835.31 ft. to the Section line; Thence S 88°49'45" E 350.00 ft. to the Point of Beginning.

**PARCEL 4:**

Beginning at a point which is N 88°49'45" W 1009.34 ft. along the Section line to the Westerly right-of-way line of Old Hwy 91 (a 100 ft. right-of-way) from the Southeast Corner of Section 14, Township 26 South, Range 7 West, Salt Lake Base and Meridian; Thence S 18°46'09" W 755.20 ft. along said Westerly right-of-way line to a Brass Cap right-of-way marker station. 0+00 "U" line which is the beginning of a non-access line as follows: Thence S 18°55'16" W 48.13 ft. to a Brass Cap right-of-way marker station. 0+50 "U" line which is the beginning of a non-tangent curve to the right (radius point bears N 71°17'14" W); Thence along the arc of the curve 825.98 ft. with Radius 667.44 ft. (Record 666.20 ft.) and Central angle 70°54'20" (Records 71°00') to a right-of-way marker station. 9+35.68 "U" line; thence S 89°49'36" W 39.03 ft. to a brass cap right-of-way marker station. 9+75 "U" line; Thence N 16°07'35" E 40.98 ft. to a Brass Cap right-of-way marker station. 2+68.05 "W" line which point is the beginning of a non tangent curve to the left (radius point bears N 86°30'09" E); Thence along the arc of the Curve 232.63 ft. with Radius 354.80 ft. (Record 350.00 ft) and central angle 37°33'58" (Record 37°16'); Thence N 37°33'58" W 216.33 ft to a brass cap right-of-way marker station. 4+63.18 "W" line which point is the beginning of a non-tangent curve to the right radius point bears N 50°42'21" E); Thence along the arc of the curve 532.10 ft. with 666.20 foot radius and central angle 45°45'47" (Record 44°00') to a brass cap right-of-way marker station. 12+50 "W" line; thence N 05°30'20" E 322.20 ft, along said non-access line to the South line of Section 14; thence leaving the non-access line and along said South line of Section 14, S 88°49'45" E 944.94 ft. to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 14; Thence S 88°49'45" E 326.04 ft. along said Section Line to the point of beginning.

**PARCEL 5:**

Beginning at a point which is N 88°29'30" W 73.21 ft. along the 1/4 Section Line from the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 26 South, Range 7 West, Salt Lake Base & Meridian; Thence along said 1/4 Line N 88°29'20" W 1204.74 ft. to the Westerly right-of-way line and non-access line; thence along said non-access line as follows: N 16°07'48" E 1.56 ft. to a brass cap R.O.W. marker, not stamped; Thence N 16°07'51" E 281.16 ft. to a Brass Cap R.O.W. marker, not stamped; Thence N 27°37'20" E 141.55 ft. to a Brass Cap R.O.W. Marker, Not stamped; Thence N 45°18'02" E 441.99 ft. to a Brass Cap R.O.W. marker, not stamped; Thence N 21°58'05" E 118.98 ft. to a Brass Cap R.O.W. marker, not stamped, which is the Beginning of a non-tangent curve to the Left (Radius pt. bears N 30°01'44" W); Thence along the arc of the Curve 265.49 ft. with Radius 350.00 ft and Central angle 43°27'40"; Thence N 13°22'40" E 157.13 ft to a Brass Cap R.O.W. Marker station. 9+75 "U" line; N 90°00'00" E 39.77 ft. to a Brass cap Right-of-Way marker station. 9+35 "U" line which is the beginning of a non-tangent curve to the left (radius pt. bears N 00°22'54" W); Thence

along the Arc of the Curve 471.15 ft. with Radius 767.44 ft. and Central Angle 35°10'31" (Record 37°16); Thence S 35°33'36" E 172.85 ft. along the Radial Line which intersects station. 5+17 "U" line as shown on right-of-way drawing No. 4 Project 1-15-3(5)130; Thence S 03°38'00" W 1196.94 ft. along the Westerly right-of-way line of Old Hwy 91 (a 100 foot right-of-way); Thence N 88°38'08" W 3.64 ft. along the U.S. West Property; thence S 01°21'52" W 12.85 ft. along said U.S. West property; thence S 88°38'08" E 3.13 ft. to the West Right-of-Way line of Old Hwy. 91; Thence S 03°38'00" W 1.53 ft. to the Point of Beginning.

PARCEL 6:

Beginning at a point which is S 00°23'38" W 197.57 ft along the One Quarter Section line from the North Quarter Corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian; Thence S 89°49'45" E 99.08 ft. to the Westerly right-of-way line and non-access line of Interstate 15; Thence along the non-access line as follows: S 11°44'14" W 41.08 ft. to the Beginning of a non-tangent curve to the right (Radius pt. bears N 78°18'37" W); Thence along the arc of the Curve 370.21 ft. with Radius of 638.82 ft. (Record 666.20 ft.) and Central Angle 33°12'13" (Record 32°04') to a Brass Cap right-of-way marker station. 8+99 "Z" line; Thence S 44°56'27" W 95.46 ft.; Thence N 88°49'45" W 1190.07 ft. to the 1/16 line; Thence S 00°31'41" W 624.73 ft. to the Southwest Corner of the Northeast Quarter of the Northwest Quarter; Thence S 00°31'40" W 53.11 ft. to the Northerly right-of-way line of the Milford Road; Thence S 89°43'09" W 545.72 ft. along said Northerly right-of-way line; Thence N 00°39'48" E 1125.89 ft.; Thence S 88°49'45" E 1977.97 ft. to the Point of Beginning.

PARCEL 7:

Beginning at a point which is S 00°23'38" W 2272.70 ft. along the One Quarter Section line and S 89°31'01" W 174.88 ft. from the North Quarter Corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian which point is an existing right-of-way marker station. 2+50 "X" line; Thence S 89°31'01" W 1679.74 ft.; Thence N 00°28'59" W 953.26 ft. to the South right-of-way line of the Milford Road (a 50 ft. wide right-of-way); Thence along said South right-of-way); Thence along said South Right-of-Way line N 89°43'09" E 849.98 ft. to the Northwest Corner of Jimmy Gene and Marleen E. Hodges Property; Thence along said Hodges Property line as follows: S 00°29'48" W 395.42 ft. Thence S 85°36'18" E 701.72 ft. to the Westerly right-of-way and non-access line of I-15 which point is an existing rebar and the beginning of a curve to the right (Radius point bears S 50°55'14" W); Thence leaving said Hodges Property line and along the arc of a curve 528.58 ft. with Radius 664.89 ft. (Record is 666.20 ft.) and central angle 45°33'00" (Record is 46°55') to the Point of Beginning.

The Basis of bearing for the above descriptions is a Rock Monument found at the Northeast Corner of the Southeast Corner of Section 23, Township 26 South, Range 7 West, Salt Lake Base and Meridian. Certified by Ralph E. Watson, PE #145764-2202 and PLS #145764-2201 under the Date of March 10, 1998, Record of Survey Watson Engineering Company, 580 N. Main, Cedar City, Utah 84720, Project #DH 21.01.98

The following is for informational purposes only:  
Tax ID No. 01-0041-0002, -0003  
Tax ID No. 01-0042-0002 thru 0004, 0008, 0011