

WHEN RECORDED, PLEASE RETURN TO:

50 W. 100 S
Moab, UT
84532

Ent 543705 Bk 930 Pg 58 - 64
Date: 20-JAN-2022 12:09:07PM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

QUIT CLAIM DEED

Hotel Moab II, LLC, a Utah limited liability company, and Hotel Moab, LLC, a Utah limited liability company, Grantor, hereby Quit Claim to Hotel Moab, LLC, a Utah limited liability company, Grantee, for the sum of 10.00 Dollars, the following described tract of land in Grand County, State of Utah:

See attached Exhibit "A"

TOGETHER With all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other minerals interest in, on, under or above the property.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

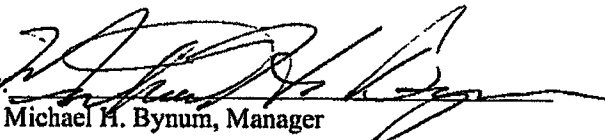
This Quit Claim Deed may be executed in Counterparts.

This Quit Claim Deed is dated to be effective this 12th day of October 2021.

GRANTOR:

HOTEL MOAB, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

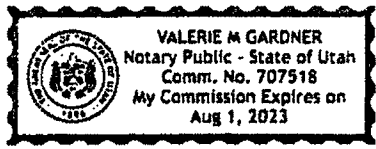
By: 
Kevin S. Garn, Manager

By: 
David Webster Jr., Manager

STATE OF Utah)
COUNTY OF Grand) :ss

The foregoing instrument was acknowledged before me on this 20 day of January, 2022, by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

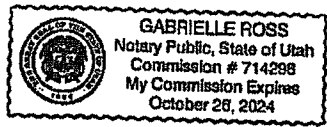
Valerie M. Gardner
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Davis) :ss

The foregoing instrument was acknowledged before me on this 14 day of October, 2021, by Kevin S. Garn, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

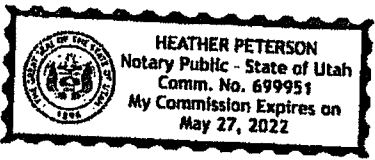
Gabrielle Ross
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Salt Lake) :ss

The foregoing instrument was acknowledged before me on this 12 day of October, 2021, David Webster Jr., as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

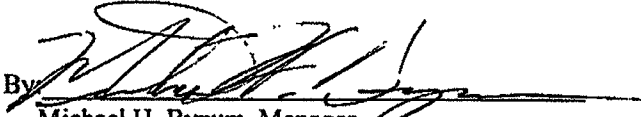
Heather Peterson
NOTARY PUBLIC



GRANTOR:

HOTEL MOAB II, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

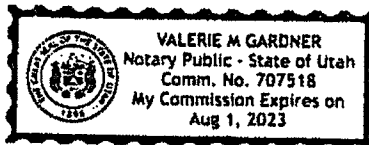
By: 
Kevin S. Gam, Manager

By: 
David Webster Jr., Manager

STATE OF Utah)
COUNTY OF Grand) :ss

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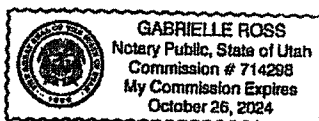
Valerie M. Gardner
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Davis) :ss

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Gabrielle Ross
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Salt Lake) :ss

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Heather Peterson
NOTARY PUBLIC

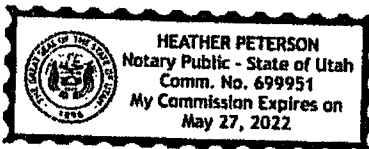


Exhibit "A"

NEW PARCEL 01-0001-0148

Beginning at a point on the West right-of-way of 100 West Street, said point being South 1486.60 feet; thence West 266.10 feet from the North $\frac{1}{4}$ corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 20°50'05" West 141.8 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding with said right of way thence South 00°21'00" West 457.30 feet to the north Right of way of Williams Way; thence with said right-of-way the following three courses: North 85°27'00" West 212.97 feet to a point being 1' behind the city sidewalk; thence parallel along sidewalk with a curve having a radius of 1339.66 feet, to the left with an arc length of 165.17 feet, (a chord bearing of North 82°51'44" West 165.06 feet); thence North 86°56'37" West 56.50 feet; thence North 00°01'16" West 172.73 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet, (a chord bearing of North 22°06'52" East 26.76 feet); thence North 44°35'18" East 23.05 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.71 feet, (a chord bearing of North 00°25'21" West 4.24 feet); thence North 45°26'00" West 15.03 feet; thence North 45°04'15" East 153.04 feet; thence North 43°50'47" West 7.46 feet; thence North 45°56'17" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet, (a chord bearing of North 03°53'37" East 4.02 feet); thence North 41°50'19" East 57.12 feet; thence North 00°33'24" West 17.26 feet; thence South 89°38'00" East 67.56 feet; thence North 89°33'00" East 87.80 feet; thence South 9.00 feet; thence North 89°26'00" East 103.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 3.92 Acres.

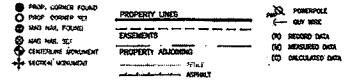
Also: a 22' Wide shared access easement, located within the Northwest Quarter of Section 1. T26S, R21E, SLBM, being 11' feet right and left of the following described centerline:

Beginning at a point being South 62°38'59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48°09'41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet, (a chord bearing of South 01°32'43" East 36.34 feet); thence South 45°04'15" West 190.62 feet; thence with a curve having a radius of 24.02 feet, to the left with an arc length of 25.08 feet, (a chord bearing of South 29°30'56" West 23.96 feet); thence South 00°01'16" East 173.30 feet to the point of terminus.

Including: Beginning at a point being South 56°00'10" West 395.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45°04'15" East 87.33 feet; thence with a curve turning to the right with an arc length of 23.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67°15'03" East 22.65 feet; thence North 89°25'52" East 194.76 feet to point of terminus.

88 East Center Street
 Moab, UT 84652
 435.259.8373

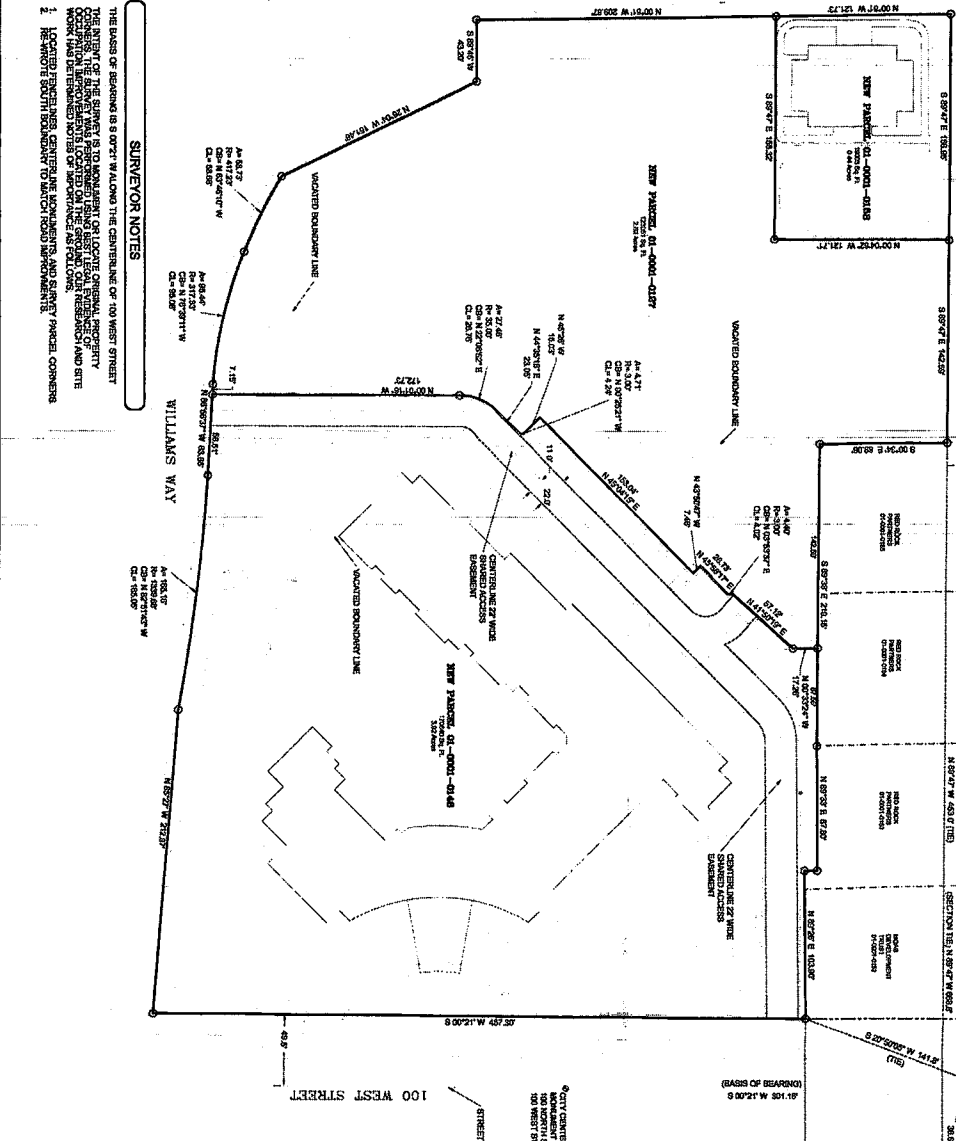
STANDARD LEGEND



PROJECT TYPE: BOUNDARY SURVEY
PROJECT ADDRESS: 111 N. 100 W. Moab, Utah 84632
PROJECT LOCATION: SEMI-COURT QUARTER 90A
PREPARED FOR: BTRM/LM
DATE: 08/21/2021
DRAWN BY: DANIEL
JOB NUMBER: 15841
SHEET 1 OF 1

SCALE: 1" = 40'

VICINITY MAP
MONTICALE



SURVEYOR NOTES

THE BASIS OF RECORD IS 8 OVER 16 ALONG THE CENTERLINE OF 100 WEST STREET. THE CENTERLINE OF 100 WEST STREET IS 16 FEET WIDE. THE CENTERLINE OF 100 WEST STREET IS 16 FEET WIDE. THE CENTERLINE OF 100 WEST STREET IS 16 FEET WIDE.

SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I am duly licensed under license No. 7560304. I further certify that an expedition of the property described herein, and the accuracy of this survey and its shown location.

License No. 7560304
 DATE: 08/21/2021

PARCEL LINE ADJUSTMENT

LOCATED IN THE NW QUARTER OF SECTION 1, T25N, R10E, S44M

ORIGINAL PARCEL DESCRIPTION

SECTION 1, T25N, R10E, S44M
 1.14 ACRES
 728.75 SQ. FT.

NEW PARCEL LEGAL DESCRIPTION

NEW PARCEL 01-0001-0187: A parcel containing 1.14 acres, bounded on the north by the centerline of 100 West Street, on the east by the centerline of Williams Way, on the south by the centerline of 100 West Street, and on the west by the centerline of 100 West Street. The parcel is 16 feet wide and 16 feet deep.

APPROVAL BY MOAB CITY COUNCIL

APPROVED: _____
 DATE: _____

COUNTY RECORDER NO.

SIGNATURE: _____
 DATE: _____

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