

Ent 550580 Bk 951 Pg 800
Date: 14-Jun-2023 04:08 PM
Fee: \$40.00 ACH
Filed By: GN
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: First American - Orem
Recorded Electronically by Simplifile

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Moab Real Estate Development, LLC
406 W. South Jordan Parkway, Suite 450
South Jordan, UT 84095

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6257600 (dma)**
A.P.N.: **01-0B01-0011**

Hampton Roads, LLC limited liability company, Grantor, of **Moab, Grand County**, State of **Utah**, hereby CONVEY AND WARRANT to

Moab Real Estate Development, LLC, a Utah limited liability company, Grantee, of **South Jordan, Salt Lake County**, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Grand County**, State of **Utah**:

BEGINNING AT POINT SOUTH 0°17' WEST 231 FEET FROM THE NORTHEAST CORNER BLOCK 1 MOAB TOWNSITE AND RUNNING THENCE NORTH 89°57' WEST 105 FEET; NORTH 0°17' EAST 104 FEET; THENCE SOUTH 89°57' EAST 105 FEET; SOUTH 0°17' WEST 104 FEET TO BEGINNING.

ALSO BEGINNING AT POINT SOUTH 0°17' WEST 127 FEET FROM THE NORTHEAST CORNER BLOCK 1 MOAB TOWNSITE AND RUNNING NORTH 89°57' WEST 105 FEET; NORTH 0°17' EAST 5.5 FEET; SOUTH 89°57' EAST 105 FEET; SOUTH 0°17' WEST 5.5 FEET TO BEGINNING.

ALSO BEGINNING AT NORTHWEST CORNER BLOCK 1 MOAB TOWNSITE AND RUNNING THENCE SOUTH 0°17' WEST 215.9 FEET; SOUTH 89°54' EAST 331 FEET; SOUTH 9 FEET; SOUTH 89°57' EAST 26 FEET; NORTH 0°17' EAST 104 FEET; SOUTH 89°57' EAST 105 FEET; NORTH 0°17' EAST 18.9 FEET; WEST 90 FEET; NORTH 102 FEET; WEST 372 FEET TO BEGINNING.

ALSO BEGINNING AT POINT 231 FEET NORTH OF THE SOUTHWEST CORNER BLOCK 1 MOAB TOWNSITE AND RUNNING SOUTH 89°57' EAST 94 FEET; NORTH 13 FEET TO FENCE; THENCE NORTHWESTERLY ALONG FENCE 15.1 FEET NORTH OF BEGINNING; THENCE SOUTH 15.1 FEET TO BEGINNING.

ALSO BEGINNING AT POINT WHICH IS SOUTH 231.2 FEET AND EAST 89 FEET FROM NORTHWEST CORNER BLOCK 1 MOAB TOWNSITE AND PROCEEDING THENCE NORTH 15.2 FEET; THENCE SOUTH 89°54' EAST 240.9 FEET; THENCE SOUTH 18°43' EAST 15.8 FEET; THENCE NORTH 89°57' WEST 246 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 14, 2023**.

Hampton Roads, LLC, a limited liability company

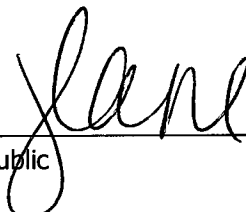
By: Overlord Real Estate, LLC, as
Member/Manager

By: 
Name: John E. Graff
Title: Member/Manager

STATE OF Utah)
County of Utah) ss.

On June 14, 2023, before me, the undersigned Notary Public, personally appeared **John E. Graff, Member/Manager of Overlord Real Estate, LLC who is Member/Manager of Hampton Roads, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires January 04, 2024  Notary Public

