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B: 1572 P: 1815 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

09/16/2021 04:23:55 PM By: FIRST AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Plumb Investment, L.C.
201 S. Main Street, Ste. 2000
Salt Lake City, UT 84111

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

WARRANTY DEED

Escrow No. **363-6155444 (JB)**
A.P.N.: **A-1164-0000-0000**

Brianhead 159 SEM, LLC, a Utah limited liability company, Grantor, of St. George, Washington County, State of UT, hereby CONVEY AND WARRANT to

Plumb Investment, L.C., a Utah limited liability company, Grantee, of Salt Lake City, 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 Iron County, State of Utah:

LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), THIRTEEN (13) AND FOURTEEN (14); AND THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, AND RUNNING THENCE NORTH 0°11'42" EAST 290 FEET ALONG THE 1/16 SECTION LINE; THENCE SOUTH 89°11'05" EAST 130 FEET; THENCE SOUTH 0°11'42" WEST 290 FEET; THENCE NORTH 89°11'05" WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN STEAM ENGINE MEADOWS SUBDIVISION, PHASE 1, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE IRON COUNTY RECORDERS.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 16, 2021.**

Brianhead 159 SEM, LLC, a Utah limited liability company

By: [Signature]
Name: Wes Davis
Title: Manager

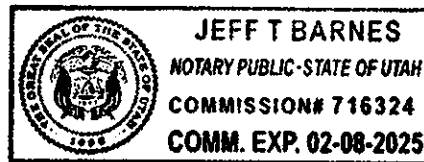
STATE OF UTAH)
County of WASHINGTON)ss.

On SEPTEMBER 16 2021, before me, the undersigned Notary Public, personally appeared **Wes Davis, Manager of Brianhead 159 SEM, LLC, a Utah limited liability company**, 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: 02-08-2025

[Signature]
Notary Public



WHEN RECORDED RETURN TO:

Plumb Investment, L.C., a Utah Limited Liability Company
201 S Main Street, Suite 2000
Salt Lake City, UT 84111

WARRANTY DEED

Rebecca R. Gunnoe, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Plumb Investment, L.C., a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID No.: A-1144-0001-0004-07; Tax Account No.: 0293545

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.

WITNESS, the hand of said grantor this 1st day of June, 2022.

Rebecca R. Gunnoe
Rebecca R. Gunnoe

State of California
County of RIVERSIDE

This instrument was acknowledged before me this 1st day of June, 2022 by Rebecca R. Gunnoe the signor(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

H. Patel
Notary Public
My commission expires: 6-12-2022

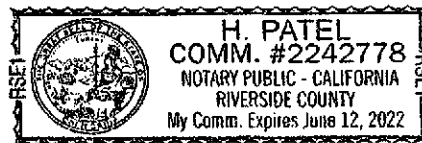


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at the Southeast Corner of Sectional Lot 5, Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, said point being North 89°06'32" West 23.61 feet along the section line and South 0°29'39" West 1355.32 feet along the 1/16 section line from the Southeast Corner of Section 34, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East 475.31 feet along the 1/16 section line to the West boundary of Brian Head, Unit 1, Subdivision; thence along boundary as follows: South 1°17'00" West 328.79 feet; thence South 31°25' East 351 feet; thence South 89°55' East 50.6 feet; thence South 0°05' West 694.9 feet to the Southwest corner of said Subdivision; thence departing said subdivision boundary and running North 89°31'46" West 70.55 feet; thence along the Easterly right-of-way line of Highway U-143 as follows: thence along the arc of a non-tangent curve to the left (radius point for said curve bears South 87°04'56" West 782.78 feet), a distance of 348.60 feet; thence North 28°27'21" West 960.39 feet; thence along the arc of a non-tangent curve to the left (radius point for said curve bears South 61°52'56" West 768.78 feet), a distance of 183.11 feet; thence departing said right-of-way, South 89°30'19" East 25.72 feet along the 1/16 section line to the point of beginning.

EXCEPTING THEREFROM the following described land:

Beginning at a point South 89°30'19" East 254.43 feet along 1/16 section line from the Southeast corner of Sectional Lot 5, Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East 87.40 feet; thence South 9°45'30" East 337.41 feet to the P.C. of a 2788.57 foot radius curve; counter clockwise along arc 295.17 feet; thence South 15°49'23" East 215.45 feet to the P.C. of a 67.67 foot radius curve; clockwise along an arc of a curve 91.38 feet to the Northeasterly right-of-way line of State Highway U-143; thence North 28°27'21" West 151.48 feet along said right-of-way line; thence departing said right-of-way North 15°49'23" West 133.66 feet to the P.C. of a 2874.57 foot radius curve; clockwise along an arc of a curve 304.27 feet; thence North 9°45'30" West 352.97 feet to the point of beginning.

Parcel 2:

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property for the use and benefit of and to secure access to and from the real properties adjacent to and on either side of the following described property, by means of one driveway or access road on each side of the real properties adjacent to the following described property, as reserved by that certain Warranty Deed recorded June 2, 1992 as Entry No. 0316812 in Book 452 at Page 471 of Official Records.

Beginning at a point South 89°30'19" East 254.43 feet along 1/16 section line from the Southeast corner of Sectional Lot 5, Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East 87.40 feet; thence South 9°45'30" East 337.41 feet to the P.C. of a 2788.57 foot radius curve; counter clockwise along arc 295.17 feet; thence South 15°49'23" East 215.45 feet to the P.C. of a 67.67 foot radius curve; clockwise along an arc of a curve 91.38 feet to the Northeasterly right-of-way line of State Highway U-143; thence North 28°27'21" West 151.48 feet along said right-of-way line; thence departing said right-of-way North 15°49'23" West 133.66 feet to the P.C. of a 2874.57 foot radius curve; clockwise along an arc of a curve 304.27 feet; thence North 9°45'30" West 352.97 feet to the point of beginning.