

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
CW Redhawk Village QOZB, LLC
1222 W. Legacy Crossing Blvd, Ste. 6, Centerville, UT 84014

File Number: NSN21-710
Parcel ID: B-1884-0006-0000

Warranty Deed

Sevy Land & Livestock, LLC

Grantor

of Cedar City, Utah
herby CONVEYS and WARRANTS to

CW Redhawk Village QOZB, LLC, a Utah Limited Liability Company

Grantee

of Cedar City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit:

COMMENCING AT THE WEST 1/4 CORNER SECTION 5, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S00°03'39"W ALONG THE SECTION LINE 332.64 FEET TO THE POINT OF BEGINNING; THENCE S89°53'13"E 1,329.19 FEET TO A POINT ON THE 1/16TH LINE; THENCE S00°02'48"W ALONG SAID LINE 332.23 FEET; THENCE N89°54'16"W 1,329.28 FEET TO A POINT ON THE SECTION LINE; THENCE N00°03'39"E ALONG THE SECTION LINE 332.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.14 ACRES, MORE OR LESS.

TOGETHER WITH TO 45.00-FOOT-WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID EASEMENT TO BE IMMEDIATELY TERMINATED ONCE A PUBLIC ROAD DEDICATION OCCURS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 45.00 FEET; THENCE S89°59'27"W 1,265.64 FEET TO THE EASTERLY RIGHT OF WAY OF 3900 WEST ; THENCE N00°14'53"E ALONG SAID R.O.W. 45.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.31 ACRES, MORE OR LESS.

Tax Serial Number: B-1884-0006-0000.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 29th of March, 2022

Sevy Land & Livestock, LLC

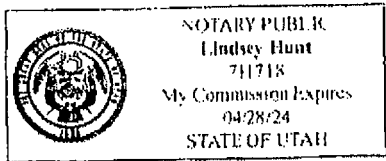
By: [Signature]
Aaron Sevy, Member

STATE OF UTAH
COUNTY OF Iron

On this 29th day of March, 2022, before me Lindsey Hunt, a notary public, personally appeared Aaron Sevy, Member of Sevy Land & Livestock, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



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