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B: 1621 P: 1336

B: 1621 P: 1336 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 3 09/07/2022 08:30:51 AM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

When Recorded Return to:

Grantee

PO Box 538 New Harmony, UT 84757

Space Above for Recorder's Use

EASEMENT DEED

T & N PAROWAN, LLC, a Utah Limited Liability Company, GRANTOR(S)

hereby CONVEYS to

John McGloughlin and Holliann McGloughlin GRANTEE(S)

For the sum of ***** TEN AND NO/100 (and other good and valuable considerations) *** DOLLARS the following described EASEMENT in IRON County, State of Utah, to-wit:

A right-of-way easement for ingress and egress over and across the following described Property:

SEE ATTACHED LEGAL DESCRIPTION

WITNESS the hand(s) of said grantor(s), this 65th day of AUGUST A.D. 2022

T & N PAROWAN, LLC, a Utah Limited Liability Company

BY:

R OF R MGMT, LLC, A Utah Limited Liability Company

By: Kurt Lund, Manager

STATE OF UTAH

COUNTY OF Washington)

On the 25 day of August, 2022, personally appeared before me Kurt Lund, the signer of the foregoing instrument, who duly acknowledged to me that he is the Manager, of R OF R MGMT, LLC, A Utah Limited Liability Company, who is the Manager of T & N PAROWAN, LLC, a Utah Limited Liability Company and is authorized to execute the foregoing Agreement in its behalf

and that he executed it in such capacity.

NOTARY PUBLIC

TISHA KAY HUGUES
Notary Public - State of Utah
Comm. No. 719212
Ay Commission Expires on
Jul 20, 2025

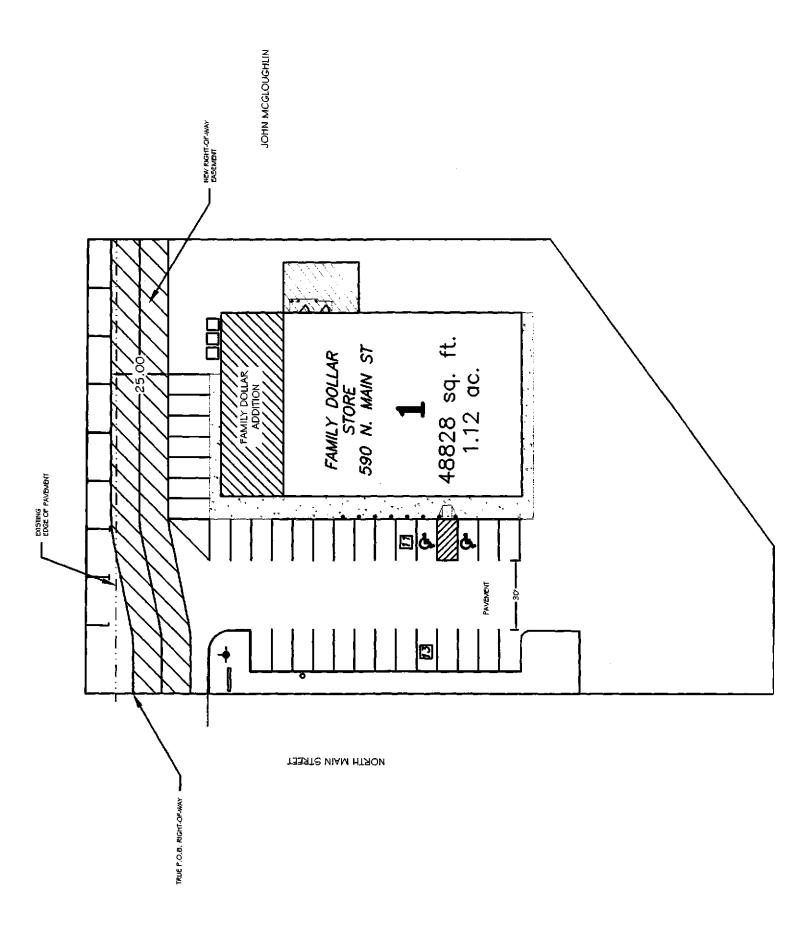
LEGAL DESCRIPTION OF JOINT/CROSS ACCESS EASEMENT

A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SLB&M THENCE N.89°56'52"W. ALONG THE SECTION LINE 1922.17 FEET, THENCE S.0°35'24"E. ALONG THE EAST LINE OF PAROWAN MAIN STREET 438.80 FEET, THENCE S.0°34'33"E. 5.22 FEET TO THE TRUE POINT OF BEGINNING, THENCE N.89°25'54"E. 21.35 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 27.50 FEET A DISTANCE OF 5.56 FEET (THE CHORD OF SAID CURVE BEARS N.83°38'28"E. 5.55 FEET), THENCE N.77°51'01"E. 40.45 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 52.50 FEET A DISTANCE OF 10.61 FEET (THE CHORD OF SAID CURVE BEARS N.83°38'28"E. 10.59 FEET), THENCE N.89°25'54"E. 121.15 FEET, THENCE S.0°34'06"E. 25.00 FEET, THENCE S.89°25'54"W. 121.15 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 27.50 FEET A DISTANCE OF 5.56 FEET (THE CHORD OF SAID CURVE BEARS S.83°38'28"W. 5.55 FEET), THENCE S.77°51'01"W. 40.45 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 52.50 FEET A DISTANCE OF 10.61 FEET (THE CHORD OF SAID CURVE BEARS S.83°38'28"W. 10.59 FEET), THENCE S.89°25'54"W. 21.34 FEET TO THE EAST LINE OF PAROWAN MAIN STREET, THENCE N.0°34'33"W. ALONG THE EAST LINE OF PAROWAN MAIN STREET 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 4,978 SQUARE FEET.

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