

B 29

00912436 Bk 1690 Pg 0118
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2004 NOV 22 15:57 PM FEE \$39.00 BY AMH
FOR: FIRST AMERICAN TITLE CO

Recording Requested by:
First American Title Insurance Agency, LLC
1240 East 100 South, Bldg. 22, Suite 121
St. George, UT 84790
(435) 673-5491

AFTER RECORDING RETURN TO:
Avalanche Investments, LC, a Utah
Limited Liability Company
40 East St. George Blvd., Suite 304
St. George, Utah 84770

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

WARRANTY DEED

(CORPORATE FORM)

Escrow No. **Accommodation (jwj)**
A.P.N.:

K&K CONSTRUCTION AND DEVELOPMENT, INC., a Utah Corporation a corporation organized and existing under the laws of the State of Utah with its principal office at **40 East St. George Blvd., Suite 304, St. George, Utah 84770**, of **Washington** County, State of **Utah**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

AVALANCHE INVESTMENTS, LC, a Utah Limited Liability Company, Grantee of **St. George, Utah**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Washington** County, State of **Utah**:

ATTACHED EXHIBIT "A" with reference to SG-5-2-22-310, along with the following:

ALL OF LOTS F4 through F8; F11; F31, F38 through F43; F47 through F57, F59 through F70, FOX COVE AMENDED, a Residential Planned Unit Development, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

ALL OF LOTS 709,710,713 of SOUTH POINTE, PHASE 7, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

ALL OF LOTS 902 through 907, 910 of SOUTH POINTE, PHASE 9, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2004** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22nd day of **November, 2004**.

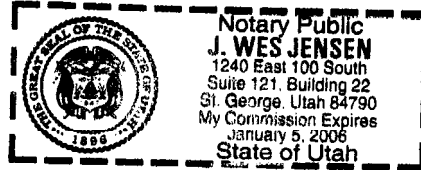
Linda Kirkpatrick
By: Linda Kirkpatrick, President

STATE OF UTAH)
)Ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged and executed before me this 22ND day of November, 2004, by **LINDA KIRKPATRICK** who acknowledged to be the **President** of **K&K CONSTRUCTION AND DEVELOPMENT, INC., a Utah Corporation**, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

J. Wes Jensen

Notary Public



(Printed Name)
My Commission expires: _____

{Seal or Stamp}

Exhibit A

BEG S 0°33'14 W 445.82 FT ALG CTR SEC & N 89°26'45 W 559.44 FT FM CTR SEC 22 T
42S R15W BEING NW COR PROP SOUTH POINTE PH 4 TH ALG WLY BDRY S 0°33'15
W 639.35 FT; TH S 16°18'46 W 50 FT TO CUR RGT RAD BEARS S 16°18'46 W 711.68
FT; TH SELY ALG ARC CUR THRU CTRL ANG 02°59'31 37.16 FT TO RVSE CUR LFT
RAD BEARS N 19°18'17 E 325 FT; TH SELY ALG ARC CUR THRU CTRL ANG 03°29'39
19.82 FT; TH S 20°53'21 W 95.63 FT TO NLY BDRY SOUTH POINT PH 3; TH ALG NLY
BDRY N 69°55'19 W 70.08 FT; TH N 76°35'40 W 72.17 FT; TH N 89°08'08 W 657.76 FT
ALG NLY BDRY & EXTN TO NW COR SOUTH POINTE PH 2; TH S 0°41' W 73.27 FT
ALG WLY BDRY SOP-2 SUB TO 20 FT RAD CUR RGT; TH SWLY ALG ARC SD CUR
THRU CTRL ANG 90°10'53 TO PT TNGY ALSO BEING NLY R/W LN 350 NORTH ST; TH
N 89°08'07 W 688.13 FT; TH N 0°51'53 E 391.99 FT; TH N 89°08'07 W 285 FT; TH S
0851'53 W 391.99 FT TO NLY R/W; TH N 89°08'07 W 250.04 FT ALG SD R/W TO 20
FT RAD CUR RGT; TH NWLY ALG ARC SD CUR THRU CTRL AN G 89°56'49 31.40
FT TO PT TNGY ALSO BEING ON ELY R/W 2450 EAST ST; TH N 0°48'42 E 953 FT
ALG SD R/W; TH S 89°08'07 E 1286.31 FT; TH N 0°41'01 E 299.26 FT; TH S 88°53'22
E 755.96 FT; TH S 0°33'15 W 420.52 FT; TH S 89°26'45 E 2.69 FT TO POB. LESS:
LAND LYING IN RIVER BEND ESTATES PLAT A. LESS: LAND LYING SOUTH POINTE
PH 6,7, 8 & 9