

Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
02/01/2023 03:39:16 PM Fee \$40.00 By
WOODLAND TITLE AND ESCROW INC

When recorded return and mail tax notices to:

Grantee: Berlinetta Development LLC
2040 E. Murray Holladay Rd., Ste 108
Holladay, UT 84117

H.3.1.33.1145

H.3.1.33.149

H.3.1.33.150

WARRANTY DEED

Testarossa Investmenst, LLC, Grantor

Of Sandy, UT, Salt Lake County, hereby conveys and Warrants to

Berlinetta Development, LLC, Grantee

Of Provo, UT, Utah County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Hurricane, UT, Washington County, State of Utah to-wit:

Legal Description: See Exhibit "A"

*Signatures on the next page

WITNESS, the hand of said Grantor, this 13 day of December 2022.

Andrew M. Kay

Testarossa Investments, LLC

By: Andrew Kay

Its: Manager

State of Utah)

County of Salt Lake)

On the 13 day of December, 2022, personally appeared before me Andrew Kay, Manger of Testarossa Investments, LLC, the signer of the within instrument, who duly acknowledged to me that they executed the same.

Rena Safford
Notary Public

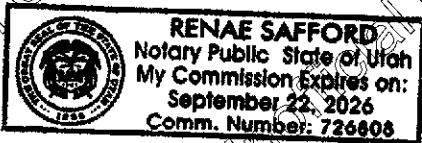


EXHIBIT A

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as follows:

BEGINNING AT A POINT, SAID POINT S 88°58' 16" E 1554.36 Feet and S 01°01'44" W 503.41 Feet from the North Quarter Corner of Said Section 33; Thence S 0°31'45" W 401.92 Feet; Thence S 02°32'13" W 98.47 Feet to the Northerly Right of Way Line of 450 North Street; Thence N 87°27'47" W Along Said Northerly Right of Way Line 86.58 Feet; Thence Along a Tangent Curve Turning to the Right With a Radius of 28.00 Feet, an Arc Length of 43.00 Feet, a Delta Angle of 87°59'32" a Chord Bearing of N 43°28'01" W and a Chord Length of 38.90 Feet to the Easterly Right of Way Line of 1400 West Street; Thence N 00°31'45" E Along Said Easterly Right of Way Line, 285.01 Feet; Thence N 89°09'14" W Along the Extension of the Northerly Right of Way Line of 460 North Street, 241.34 Feet to the East Line of Lot 12 of Painted Sands Phase 1; Thence N 00°50'46" E Along Said East Line, 100.00 Feet; Thence S 89°09'14" E 41.31 Feet; Thence N 00°50'46" E 85.95 Feet; Thence S 88°58'16" E 316.02 Feet to the Point of Beginning.

Containing 99,216 Square Feet or 2.278 Acres More or Less.

Together With:

Tract 2

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as follows:

Beginning at a Point on the Southerly Right of Way Line of 460 North Street said Point Being S 88°56'16" E 1224.37 Feet and S 01°01'44" W 734.41 Feet From the North Quarter Corner of Said Section 33; Thence S 89°09'14" E Along the Northerly Right of Way Line of 460 North Street, 150.11 Feet; Thence Along a Tangent Curve Turning to Right With a Radius of 20.00 Feet, an Arc Length of 31.31 Feet, a Delta Angle of 89°40'58", a Chord Bearing of S 44°18'44" E, and a Chord Length of 28.21 Feet to the Westerly Right of Way Line of 1400 West Street; Thence S 00°31'45" W Along Said Westerly Right of Way Line, 80.11 Feet; Thence N 89°09'14" W 170.00 Feet to the East Line of Lot 13 of Painted Sands Phase 1; Thence N 00°31'45" E Along Said East Line, 100.00 Feet to the Point of Beginning.

Containing 16,915 Square Feet or 0.388 Acres More or Less.

Together With:

Tract 3

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as follows:

Beginning at a Point, Said Point Being S 88°58'16"E 1321.81 Feet and S 01°01'44"W 951.99 Feet from the North Quarter Corner of Said Section 33; Thence S89°28'15"E, 74.46 Feet to the Westerly Right of Way Line of 1400 West Street; Thence S 00°31'45"W Along the Westerly Right of Way Line of 1400 West Street, 22.78 Feet; Thence Along a Tangent Curve Turning to the Left with a Radius of 73.00 Feet, an Arc Length of 104.06 Feet, a Delta Angle of 81°40'21" a Chord Bearing of S 40°18'25"E, and a Chord Length of 95.47 Feet; Thence S 01°03'36"W 102.81 Feet; Thence N 88°56'24"W 137.14 Feet; Thence N 00°52'43"E 196.55 Feet to the Point of Beginning.

Less and Except any tract of land contained in Painted Sands HOA.

Containing 21,838 Square Feet or 0.501 Acres More or Less.

Send Tax Notices To:

Grantee

Berlnetta Development LLC

2545 N. 400 E.

Provo, UT 84604

Tax Parcel: H-3-1-33-147

QUIT CLAIM DEED

Painted Sands HOA, GRANTOR(s), of Washington County, State of Utah, hereby QUITCLAIM to Berlnetta Development LLC, GRANTEE of Utah County, State of Utah, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 88°58'16" EAST 1321.87 FEET AND SOUTH 01°01'44" WEST 968.16 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 89°28'15" EAST 74.56 FEET; THENCE NORTH 00°31'45" EAST 16.17 FEET; THENCE NORTH 89°28'15" WEST 74.45 FEET; THENCE SOUTH 00°52'48" WEST 16.17 FEET TO THE POINT OF BEGINNING.

See Exhibit "A"

Parcel No. 46:645:0119

*Signatures on the next page:

*The purpose of this Deed is to join the above section of Parcel H-3-1-33-147 with Parcel H-3-1-33-150.

All rights, title, or interest in the following real property situated in Washington County, UT:

WITNESS, the hand of said grantors, this 28th day of November, A.D. 2022

PAINTED SANDS HOA LLC

Scott Heagy
BY: Scott Heagy
ITS: Manager

State of Utah }
 }ss.
County of Davis

The foregoing instrument was acknowledged before me this 28th day of November 2022 by Scott Heagy, Manager Painted Sands HOA, LLC

Aaron Jacobs
NOTARY PUBLIC
My commission expires: 2-21-24

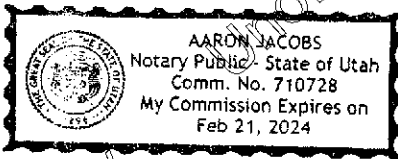


EXHIBIT "A" LEGAL DESCRIPTION

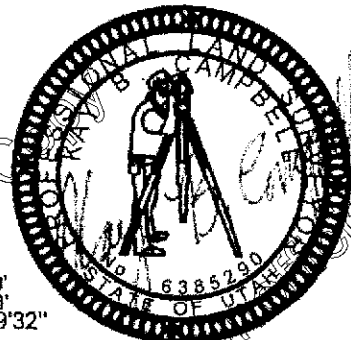
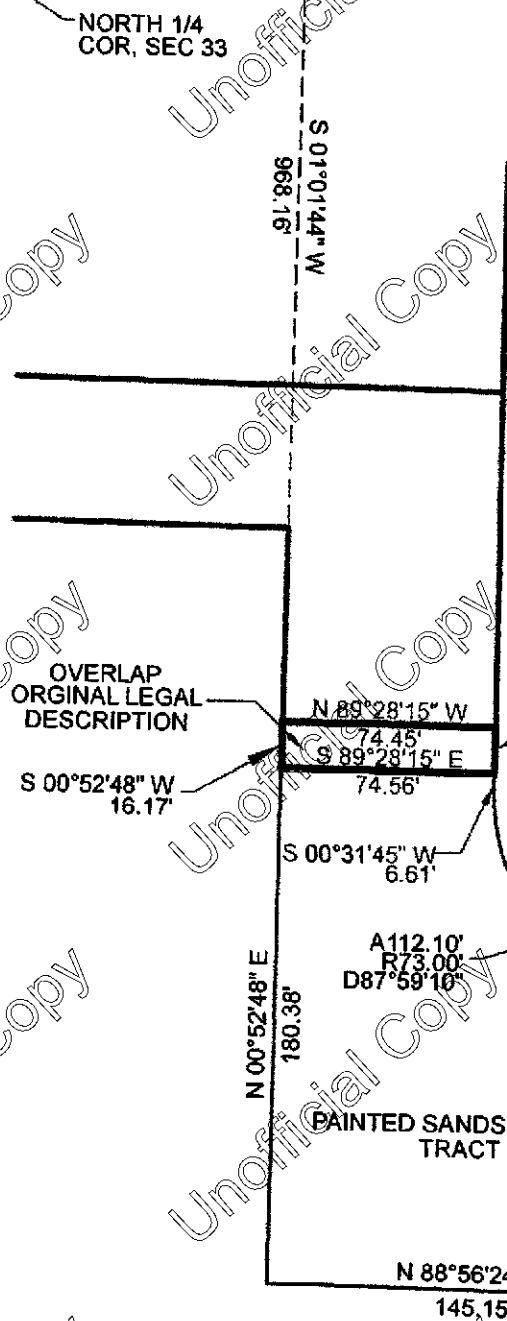
Located in the NE 1/4, Section 33, Township 33 South, Range 13 West, S. L. B. & M. Hurricane, Washington County, Utah



LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 88°58'16" EAST 1321.87 FEET AND SOUTH 01°01'44" WEST 968.16 FEET; FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 89°28'15" EAST 74.56 FEET; THENCE NORTH 00°31'45" EAST 16.17 FEET; THENCE NORTH 89°28'15" WEST 74.45 FEET; THENCE SOUTH 00°52'48" WEST 16.17 FEET TO THE POINT OF BEGINNING



Kay B Campbell
PLS. # 6385290

11/15/2022

OVERLAP ORIGINAL LEGAL DESCRIPTION

S 00°52'48" W 16.17'

N 89°28'15" W 74.45'

S 89°28'15" E 74.56'

S 00°31'45" W 6.61'

A112.10'
R73.00'
D87°59'10"

N 00°31'45" E 16.17'

A43.00'
R28.00'
D87°59'32"

PAINTED SANDS PHASE 2A TRACT 3

HIATUS ORIGINAL LEGAL DESCRIPTION

S 01°03'16" W 102.16'

N 88°56'24" W 145.15'