DOMINO INVESTMENTS, LLC

665 West 1100 South Payson, UT 84651

00780705 B: 1581 P: 587

B: 1581 P: 587 Fee \$40.00

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

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY 11/05/2021 03:51:28 PM By: INWEST TITLE SERVICES - ST. GEORGE

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 287967

WARRANTY DEED

TRAILSIDE TOWNHOMES LLC

GRANTOR(S)

OF MIDWAY, COUNTY OF WASATCH, STATE OF UT HEREBY CONVEY AND WARRANT TO

DOMINO INVESTMENTS, LLC

GRANTEE(S)

OF YOUSON, COUNTY OF UTAN, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN IRON COUNTY, STATE OF UT:

(B-1103-0090-0000)

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°13'11" WEST ALONG THE CENTER SECTION OF LONE 1254.30 FEET; THENCE NORTH 90°00'00" EAST, 571.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°14'08" EAST, 98.50 FEET; THENCE NORTH 89°58'47" EAST, 158.92 FEET; THENCE NORTH 00°43'39" WEST, 84.78 FEET; THENCE NORTH 89°04'24" EAST 160.57 FEET; THENCE SOUTH 00°52'47" EAST, 306.05 FEET; THENCE SOUTH 89°37'58" WEST, 258.51 FEET; THENCE NORTH 22°20'36" WEST, 84.89 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 48°04'27" THENCE ALONG SAID CURVE 83.91 FEET (RADIUS POINT FOR SAID CURVE BEARS SOUTH 67°39'24" WEST); THENCE NORTH 70°25'03" WEST, 44.63 FEET TO THE POINT OF BEGINNING.

SITUATE IN IRON COUNTY, STATE OF UTAH.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 4th day of November, 2021.

TRAILSIDE TOWNHOMES, LLC

By: SEAN WHARTON, Member

ACKNOWLEDGMENT

STATE OF UTAH) (ss. COUNTY OF IRON)

On November 4, 2021, personally appeared before me **SEAN WHARTON, MEMBER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **TRAILSIDE TOWNHOMES**, **LLC**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.

CHELSEA JOHNSON
NOTARY PUBLIC
STATE OF UTAH
COMM. # 710707
COMM. EXP. 02-21-2024

NOTARY PUBLIC

My Commission Expires: Z/21/25
Residing at: IRON COUNTY



00807966 B: 1650 P: 55

B: 1650 P: 55 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 2 07/31/2023 10:18:23 AM By: SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Domino IV, LLC, a Utah Limited Liability Company 2789 East Kenton Milcreek, UT 84109



Order No. 226356 - TW Tax I.D. No. B-1103-0001-0003 Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

LA Creek, LLC, a Utah limited liability company, grantor(s), of Washington, County of Washington, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

Domino IV, LLC, a Utah Limited Liability Company, grantee(s) of Milcreek, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Iron County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this

day of July, 2023.

LA Creek/ LLC, a Vitah limited liability company

By:

Kent Heideman, Manager

STATE OF Utah

:ss.

)

COUNTY OF Washington

day of July, 2023, personally appeared before me, Kent Heideman, who being by me duly sworn, did say that he/she is the Manager of LA Creek, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kent Heideman acknowledged to me that said limited liability company executed the same.

TAYLOR WHITING

Notary Public State Of Utah My Commission Expires 04-03-2027 COMMISSION NO. 730361

NOTARY PUBLIC

4-3-2027 My Commission Expires:

Attachment to that certain Special Warranty Deed executed by LA Creek, LLC, a Utah limited liability company grantor(s), to Domino IV, LLC, a Utah Limited Liability Company grantee(s).

Order No. 226356 Tax I.D. No. B-1103-0001-0003

EXHIBIT "A"

Beginning North 0°15'50" West along the Quarter Section line 1324.88 feet and East 641.16 feet from the South

Quarter Corner of Section 14, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence North 48°11'35" West 44.40 feet; thence North 35°16'01" East 74.74 feet; thence North 44°14'08" East 96.04 feet; thence South 88°20'17" East 19.85 feet to the westerly right-of-way line of 225 East; thence South 0°43'51" East

along said right-of-way line of 225 East, 158.84 feet; thence South 89°58'47" West 98.92 feet to the point of beginning.

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