

00811578 B: 1659 P: 423

B: 1659 P: 423 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

11/02/2023 12:29:00 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Coal Creek Townhomes II, LLC, a Utah limited liability company
2789 E. Kenton Drive
Millcreek, UT 84109



File No.: 169504-KAR

WARRANTY DEED

Clynton L. Ence or Karen D. Ence, or their Successor, as Trustee Under Agreement with The Ence Family Trust dated the 9th day of February, 2022,

GRANTOR(S), of Cedar City, State of Utah, hereby Conveys and Warrants to

Coal Creek Townhomes II, LLC, a Utah limited liability company,

GRANTEE(S), of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1115-0001-0000 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of November, 2023.

The Ence Family Trust dated the 9th day of February, 2022

BY: Clynton L. Ence
Clynton L. Ence
Trustee

BY: Karen D. Ence
Karen D. Ence
Trustee

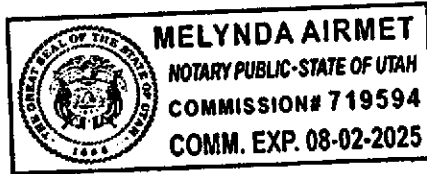
STATE OF UTAH

COUNTY OF Washington

On this 1st day of November, 2023, before me, personally appeared Clynton L. Ence, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as The Ence Family Trust dated the 9th day of February, 2022.

Marilyn Airmet
Notary Public

Trustee of



STATE OF UTAH

COUNTY OF Washington

On this 1st day of November, 2023, before me, personally appeared Karen D. Ence, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as The Ence Family Trust dated the 9th day of February, 2022.

Marilyn Airmet
Notary Public

Trustee of

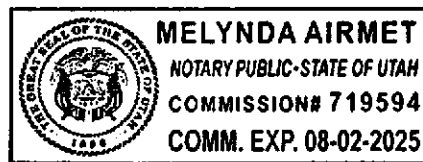


EXHIBIT A
Legal Description

Commencing at a point 18.40 rods South of a point 30 rods West from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian, and running thence West 10 rods; thence South 8 rods; thence East 10 rods; thence North 8 rods to the place of beginning.

ALSO:

Beginning at a point South 00°32'54" East 303.60 feet along the quarter Section line, and West 412.95 feet from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°24'14" East 132.00 feet along the West right of way and non-access line of I-15, and running thence West 82.98 feet; thence North 132 feet; thence East 82.05 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point South 00°32'54" East 303.60 feet along the quarter Section line, and West 652.36 feet from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°32'00" East 132.00 feet along the East line of 1400 West Street; thence West 8.87 feet; thence North 132 feet; thence East 7.64 feet to the point of beginning.

00816363 B: 1670 P: 1868

B: 1670 P: 1868 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

03/25/2024 02:24:56 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Coal Creek Townhomes II, LLC
2789 E. Kenton Drive
Millcreek, UT 84109

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

QUIT CLAIM DEED

Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020, and Coal Creek Townhomes II, LLC, a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Sandy, State of Utah, hereby Conveys and Warrants to

Coal Creek Townhomes II, LLC, a Utah limited liability company,

GRANTEE(S), of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1115-0001-0000 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 4th day of March, 2024.

Amended and Restated Linda Christine Boud
Revocable Trust, dated June 23, 2020

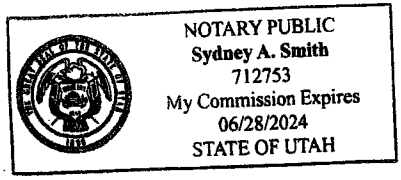
BY: [Signature]
James R. Boud
Trustee

STATE OF UTAH

COUNTY OF Salt Lake

On 4 day of March 2024, before me, personally appeared James R. Boud, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020.

[Signature]
Notary Public



Dated this 21st day of March, 2024

Coal Creek Townhomes II, LLC, a Utah limited liability company

By: Alchemy Manager, LLC

Its: Manager

BY: _____


Josh Green
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 21st day of March, 2024, before me, personally appeared Josh Green, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Coal Creek Townhomes II, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

BEGINNING AT A POINT N00°32'54"W 1,008.76 FEET AND N90°00'00"W 412.73 FEET FROM THE CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLB&M , SAID POINT BEING LOCATED ON THE WESTERLY I-15 RIGHT OF WAY; THENCE S00°18'32"E ALONG SAID RIGHT OF WAY 133.42 FEET ; THENCE S90°00'00"W 246.48 FEET ; THENCE N00°33'26"W 133.30 FEET ; THENCE N89°58'20"E 247.06 FEET TO THE POINT OF BEGINNING.