

00792585 B: 1611 P: 1571

B: 1611 P: 1571 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

06/08/2022 12:03:42 PM By: RUDD & HAWKES TITLE INSURANCE AGENCY,

LLC

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
CW Redhawk Village, LLC
1222 W Legacy Crossing Blvd, Ste. 6, Centerville, UT 84014

File Number: NSN21-575
Parcel ID: B-1884-0000-0000

*Corrective WD to fix Grantee on Warranty Deed recorded on 4/4/2022 as Entry #00789057 B:1602 P: 1708

Corrective Warranty Deed

Frederick J. Meyers, Trustee of The Meyers Charitable Remainder Unitrust dated February 14, 1998

Grantor

of Cedar City, Utah
herby CONVEYS and WARRANTS to

CW Redhawk Village QOZB, LLC, a Utah Limited Liability Company

Grantee

of Cedar City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit:

BEGINNING S 89°52'09"E. ALONG THE 1/4 SECTION LINE, 1349.11 FEET FROM THE WEST 1/4 CORNER OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLB&M: THENCE S.89°52'09"E. ALONG THE 1/4 SECTION LINE, 2618.06 FEET TO THE WEST LINE OF LUND HIGHWAY: THENCE S. 1°39'44"E. ALONG THE WEST LINE OF LUND HIGHWAY 331.56 FEET: THENCE N.89°53'12"W., 809.89 FEET: THENCE S.0°01'12"W., 331.66 FEET: THENCE N. 89°54'17"W., 1838.21 FEET: THENCE N. 0°02'49" E. ALONG THE 1/16 LINE, 564.45 FEET: THENCE S.89°52'09"E., 20.00 FEET: THENCE N.00°02'49"E., 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 34.09 ACRES, MORE OR LESS.

TAX SERIAL NUMBER: B-1884-0000-0000.

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 30th of March, 2022

The Meyers Charitable Remainder Unitrust dated February 14, 1998

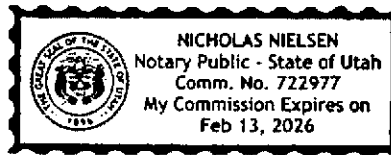
By: Frederick J. Meyers, Trustee
Frederick J. Meyers, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 30th day of March, 2022, before me NICHOLAS NIELSEN, a notary public, personally appeared Frederick J. Meyers, Trustee of The Meyers Charitable Remainder Unitrust dated February 14, 1998, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Nicholas Nielsen
Notary Public



Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
CW Redhawk Village QOZB, LLC
1222 W. Legacy Crossing Blvd, Ste. 6, Centerville, UT 84014

File Number: NSN21-710
Parcel ID: B-1884-0006-0000

Warranty Deed

Sevy Land & Livestock, LLC

Grantor

of Cedar City, Utah
herby CONVEYS and WARRANTS to

CW Redhawk Village QOZB, LLC, a Utah Limited Liability Company

Grantee

of Cedar City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit:

COMMENCING AT THE WEST 1/4 CORNER SECTION 5, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S00°03'39"W ALONG THE SECTION LINE 332.64 FEET TO THE POINT OF BEGINNING; THENCE S89°53'13"E 1,329.19 FEET TO A POINT ON THE 1/16TH LINE; THENCE S00°02'48"W ALONG SAID LINE 332.23 FEET; THENCE N89°54'16"W 1,329.28 FEET TO A POINT ON THE SECTION LINE; THENCE N00°03'39"E ALONG THE SECTION LINE 332.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.14 ACRES, MORE OR LESS.

TOGETHER WITH TO 45.00-FOOT-WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID EASEMENT TO BE IMMEDIATELY TERMINATED ONCE A PUBLIC ROAD DEDICATION OCCURS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 45.00 FEET; THENCE S89°59'27"W 1,265.64 FEET TO THE EASTERLY RIGHT OF WAY OF 3900 WEST ; THENCE N00°14'53"E ALONG SAID R.O.W. 45.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.31 ACRES, MORE OR LESS.

Tax Serial Number: B-1884-0006-0000.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 29th of March, 2022

Sevy Land & Livestock, LLC

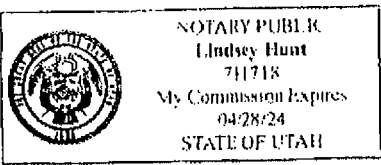
By: [Signature]
Aaron Sevy, Member

STATE OF UTAH
COUNTY OF Iron

On this 29th day of March, 2022, before me Lindsey Hunt, a notary public, personally appeared Aaron Sevy, Member of Sevy Land & Livestock, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



00789056 B: 1602 P: 1707

00789058

B: 1602 P: 1710

B: 1602 P: 1710 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

04/04/2022 09:58:24 AM By: RUDD & HAWKES TITLE INSURANCE AGENCY, LLC

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
CW Redhawk Village QOZB
1222 W. Legacy Crossing Blvd, Ste. 6, Centerville, UT 84014

File Number: NSN21-814
Portion of Parcel ID: B-1884-0009-0000

Special Warranty Deed

This Special Warranty Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(vi), whereby this deed (i) is made in anticipation of future land use approvals on the property; (ii) does not convey any land use approvals; and (iii) has not been approved by the applicable land use authority.

RSC Agriculture LLC, a Utah Limited Liability Company

Grantor

of Cedar City, Utah
herby CONVEYS and WARRANTS to

CW Redhawk Village QOZB LLC, a Utah Limited Liability Company

Grantee

of Cedar City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Iron County, State of Utah, to-wit:

RSC AGRICULTURE PARCEL (4.21-AC):

COMMENCING AT THE EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE S00°03'39"W 145.00 FEET; THENCE S89°59'27"W 1,265.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY 3900 WEST; THENCE N00°14'53"E ALONG SAID R.O.W. 145.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.21 ACRES, MORE OR LESS.

SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ADJACENT TO 3900 WEST RIGHT OF WAY.

SUBJECT TO 45.00-FOOT-WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID EASEMENT TO BE IMMEDIATELY TERMINATED ONCE A PUBLIC ROAD DEDICATION OCCURS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST 1/4 CORNER SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'39"W ALONG THE SECTION LINE 520.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 45.00 FEET; THENCE S89°59'27"W 1,265.64 FEET TO THE EASTERLY RIGHT OF WAY OF 3900 WEST ; THENCE N00°14'53"E ALONG SAID R.O.W. 45.00 FEET; THENCE N89°59'27"E 1,265.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.31 ACRES, MORE OR LESS.

Portion of Tax Serial Number: B-1884-0009-0000.

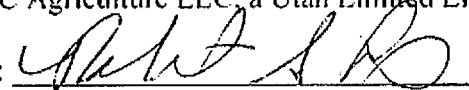
LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 30th of March, 2022

RSC Agriculture LLC, a Utah Limited Liability Company

By:

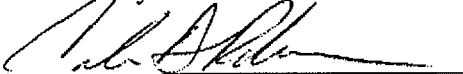


Robert S. Cox, CPA, Member

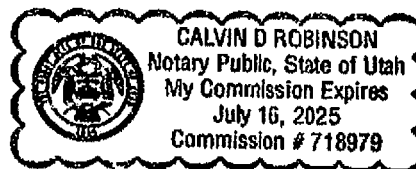
STATE OF UTAH
COUNTY OF

On this 30th day of March, 2022, personally appeared Robert S. Cox, CPA, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Member of RSC Agriculture and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



00789058 B: 1602 P: 1711

WARRANTY DEED