



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Beautiful Valley, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Kirk Willey - <i>Manager</i>		Phone: Same	
Address/Location of Property: Main St, Apple Villy		Parcel ID: AV-1328-C	
Existing Zone: Open		Proposed Zone: Agriculture	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <u>36.22</u>	
Reason for the request Change of Use			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. *N/A* A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Kirk Willey</i>	Date <i>6/12/24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 18 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



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Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: Beautiful Valley, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Kirk Willey - <i>Manager</i>		Phone: Same	
Address/Location of Property: Main St, Apple Villy		Parcel ID: AV-1321-A	
Existing Zone: Open		Proposed Zone: Agriculture	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ²⁰ _____			
Reason for the request Change of Use			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
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- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Kirk Willey - Manager</i>	Date <i>6/12/24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 18 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



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Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Beautiful Valley, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Kirk Willey - <i>Manager</i>		Phone: Same	
Address/Location of Property: Main St, Apple Villy		Parcel ID: AV-1328-B	
Existing Zone: Open		Proposed Zone: Agriculture	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ^{61,81} _____			
Reason for the request Change of Use			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- NA* E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>[Signature]</i>	Date <i>5/12/24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 18 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	

AV-1322

AV-1321-B

AV-1323-B

AV-1323-C

AV-1321-A

AV-1321-C

AV-1323

NE Cor of
S29, T42S, 11W
Apx 1950 N Main

AV-1328-B

AV-1327-B

Main St

AV-WEL-11
AV-WEL-12
0 AV-WEL-13

AV-WEL-25
AV-WEL-23
2 AV-WEL-24

AV-1328-C

AV-1328-A

Apx 1725 N Main

AV-1330-B
1

3-2

3-3

AV-1330-F

1-4

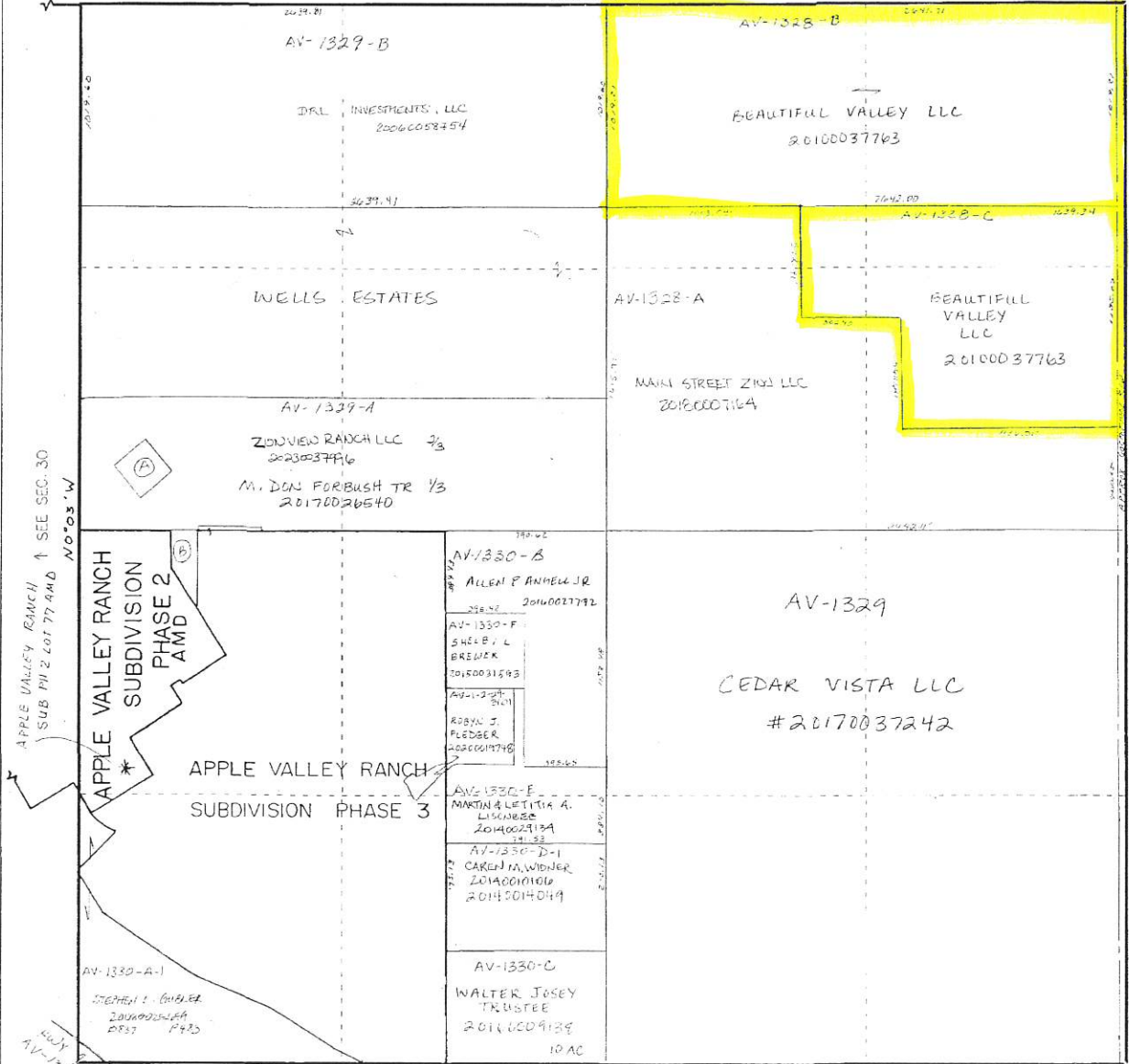
AV-1329

AV-1329-C-1 EION VIEW RANCH LLC 2023003796
AV-1330-A-4 C. MARSHALL SHIRK TR 20110004491

SECTION 29
T42S--R11W

SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH = 400 FEET
WASHINGTON COUNTY, UTAH

↑ SEE SEC. 20
80.04 WEST



APPLE VALLEY RANCH
SUB DIV 2 LOT 77 AND
↑ SEE SEC. 30
N0°03'W

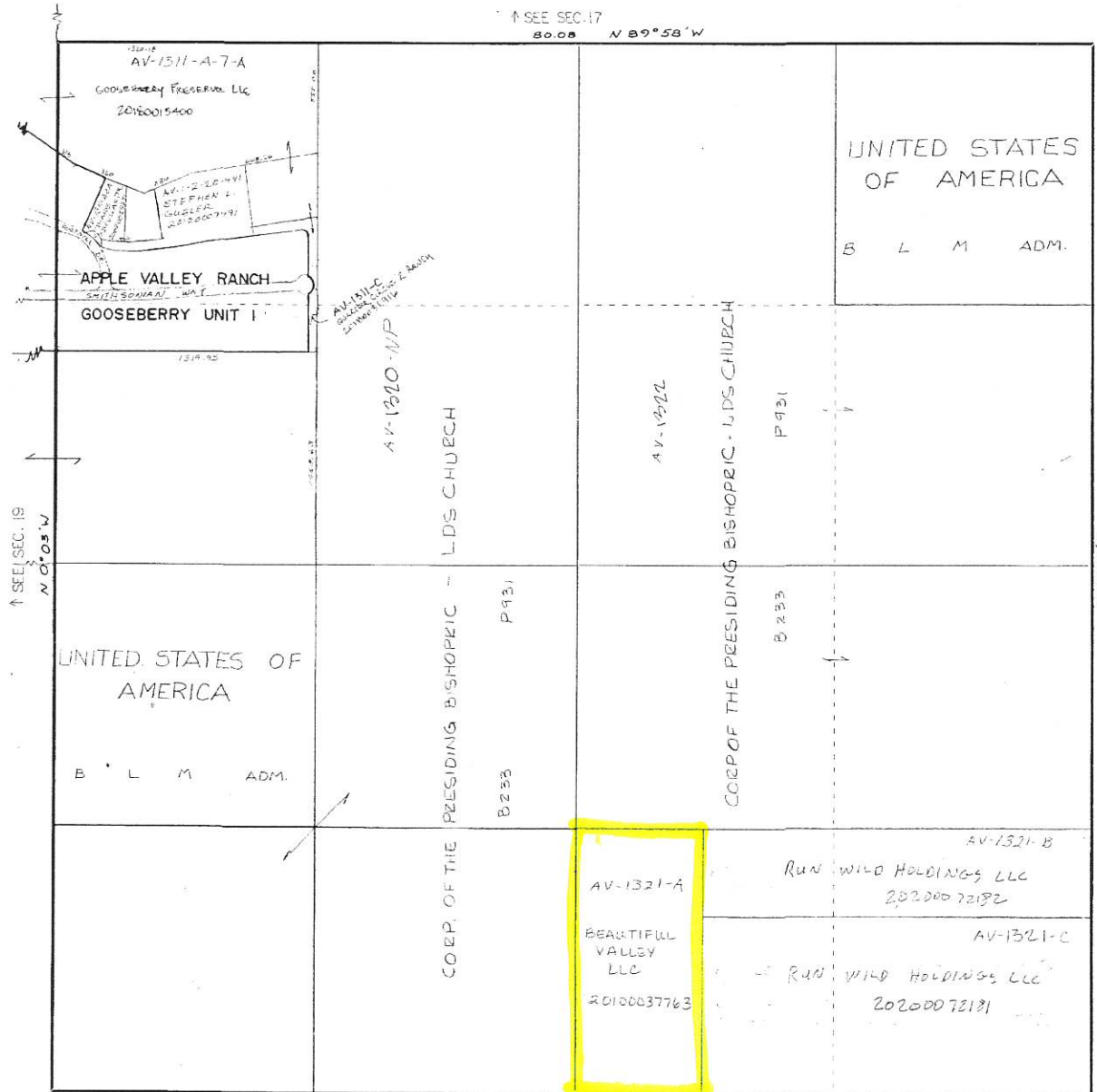
↓ SEE SEC. 28
N0°03'W

80.00 W
↓ SEE SEC. 32

This plat is furnished for information only.
No liability is assumed by Assessor or
Recorder's Office as to correctness of
such data.
Washington County Recorder

SECTION 20
T42 S -- R 11 W

SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH = 400 FEET
WASHINGTON COUNTY, UTAH



↑ SEE SEC. 17
80.08 N 89° 58' W

↑ SEE SEC. 19
N 0° 05' W

N 0° 05' W
↓ SEE SEC. 21

This plat is furnished for information only.
No liability is assumed by Assessor's or
Recorder's Office as to correctness of
such data.

Washington County Recorder

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

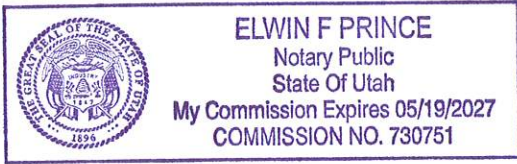
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Kirk Willey - Manager Beaut. Sol Valley, LLC, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner
Property Owner

Subscribed and sworn to me this 12 day of June, 2024.



[Signature]
Notary Public
Residing in: SANTA CLARA, UT
My Commission Expires: 5-19-27

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner
Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public
Residing in: _____
My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

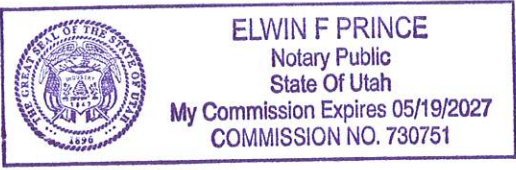
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Kirk Willey - Manager / Beautiful Valleys, LLC, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature of Kirk Willey]
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this 12th day of June, 2024.



[Signature of Notary Public]
Notary Public

Residing in: Santa Clara, UT

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public

Residing in: _____

My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

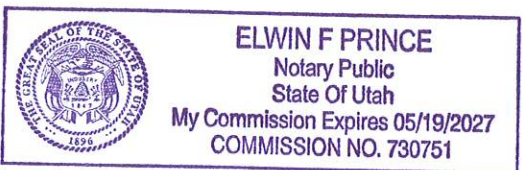
I (We) Kirk Willey - Manager / Beautiful Valleys, LLC, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature of Kirk Willey]
Property Owner

Property Owner

Subscribed and sworn to me this 12th day of June, 2024.

[Signature of Notary Public]
Notary Public



Residing in: SANTA CLARA, UT
My Commission Expires: 5-19-27

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public

Residing in: _____

My Commission Expires: _____



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 www.applevalleyut.gov

Parcel ID# AV-1328-B

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Kirk Willey - Manager am/are the applicant(s) of the application known as
Beaut. Sub. Valley, LLC located on parcel(s)
AV-1328-B within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey
 Name

[Signature]
 Applicant/Owner

5/12/24
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

State of Utah)
 County of Washington)^s

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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]
 (seal) (notary signature)





Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
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 www.applevalleyut.gov

Parcel ID# AV-1321-A

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Kirk Willey - Manager am/are the applicant(s) of the application known as Beautiful Valleys, LLC located on parcel(s) AV-1321-A within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey
 Name

[Signature]
 Applicant/Owner

5/12/24
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

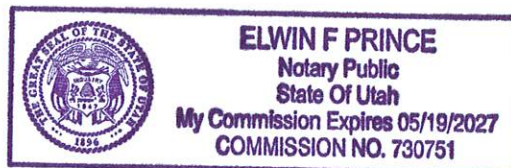
State of Utah)

County of Washington)^s

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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 signature)

(seal)





Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
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 www.applevalleyut.gov

Parcel ID# AV-1328-C

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Kirk Willey - Manager / Beaut. Full Valleys, LLC am/are the applicant(s) of the application known as _____ located on parcel(s) AV-1328-C within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey
 Name

[Signature]
 Applicant/Owner

5/12/24
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

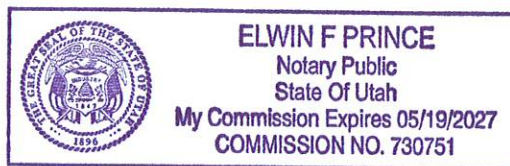
State of Utah

County of Washington

On this _____ day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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 signature)

(seal)



Deed in Lieu of Foreclosure Page 1 of 3
Russell Shirts Washington County Recorder
11/09/2010 03:48:55 PM Fee \$17.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:
Beautiful Valley, LLC
2680 Evergreen Ave
Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

Tax I.D. No. Tax Id No: AV-1321-A, AV-1328-B and AV-1328-C

**SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE**

PAUL E. JOHNSON, grantor(s), of Eagle, County of Ada, State of Idaho, hereby

CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

BEAUTIFUL VALLEY, LLC, a Utah limited liability, grantee(s) of Salt Lake City, 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 WASHINGTON County, State of Utah described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This deed is an absolute conveyance of the title to said property to the Grantee named herein for a fair and adequate consideration, in effect as well as in form, and is not intended as a Mortgage, Trust conveyance, or security of any kind.

The consideration for this Deed is the full cancellation of all notes, bonds, debts, obligations, costs and charges secured by a Deed of Trust heretofore existing on the property therein described, executed by PAUL E. JOHNSON, Trustor, in favor of MCM LAND AND DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 50% interest; and KB WILLEY HOLDINGS, LLC, a Utah limited liability company, as to an undivided 50% interest, as Beneficiary, and recorded August 9, 2006, as Entry No. 20060035766, Official Washington County Records, State of Utah, and the release, satisfaction or cancellation of record by Trustee of said Deed of Trust.

That this deed and conveyance is made by these deponents as the result of their request that **BEAUTIFUL VALLEY, LLC, a Utah limited liability company**, (hereinafter "Grantee) accept this deed in extinguishment of their debt and is their free and voluntary act; that the time of making this deed these deponents believed and still believe that the mortgage indebtedness above mentioned represented the fair value of the property so deeded; that said deed is not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person, firm or corporation, other than Grantee interested, either directly or indirectly in said premises; that these deponents have no other creditors whose rights would be prejudiced by such

Initials:

conveyance, and that deponents are not obligated upon any debt whereby any lien has been created or exists against the premises described herein; and that deponents in offering to execute the said deed to the grantee herein, and in executing same, are not acting under any coercion, duress, undue influence, misapprehension or misrepresentation by Grantee or the agent or attorney or any other representative of Grantee, and that it was the intention of these deponents as Grantors in this deed to convey to the Grantee herein all their right, title, and interest absolutely in and to the premises described in said deed.

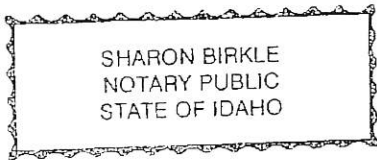
WITNESS the hand(s) of said grantor(s), this 1st day of ~~September~~ ^{OCTOBER}, A. D. 2010.



PAUL E. JOHNSON

State of IDAHO)
County of ADA)
SS

On the 1 day of ~~September~~ ^{OCTOBER}, A. D. 2010, personally appeared before me PAUL E. JOHNSON, the signer(s) of the above agreement who duly acknowledge to me that he executed the same:



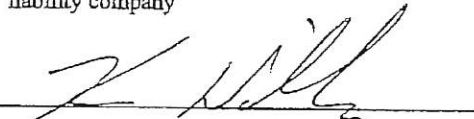


Notary Public

My Commission Expires: 12-22-2014
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



Attachment to that certain Warranty Deed executed by PAUL E. JOHNSON, , grantor(s), to BEAUTIFUL VALLEY, LLC, a Utah limited liability company, grantee(s).

Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

PARCEL 2:

Beginning at the Northeast Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point South 0°05'43" East, along the Section line 1019.21 feet from the Northeast corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East, along the Section line, 1135.07 feet; thence South 89°57'16" West 1136.51 feet; thence North 0°06'56" West 562.64 feet; thence South 89°57'16" West 502.43 feet; thence North 0°06'56" West 572.43 feet; thence North 89°57'16" East 1639.34 feet to the point of beginning.

PARCEL 4:

A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 2641.71 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being the South Quarter Corner of said Section 20, and running thence South 0°04'45" East, along the Quarter Section line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, a distance of 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of said Section 29, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the point of beginning.

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

Initials

Handwritten initials and signature in black ink, appearing to be 'PJ' and 'JW' respectively, written over a horizontal line.

Account 0759061

Location

Account Number 0759061
 Parcel Number AV-1328-C
 Tax District 45 - Apple Valley Town
 Acres 36.22
 Situs 0. 0
 Legal S: 29 T: 42S R: 11W BEG PT S0*05'43E
 ALG SEC/L 1019.21 FT FM NE COR SEC 29
 T42S R11W TH S0*05'43E 1135.07 FT; TH
 S89*57'16W 1136.51 FT; TH N0*06'56W 562.64
 FT; TH S89*57'16W 502.43 FT; TH N0*06'56W
 572.43 FT; TH N89*57'16E 1639.34 FT TO POB

Owner

Name BEAUTIFUL VALLEY LLC
 Additional Names C/O: WILLEY KIRK
 550 N 160 W CIR
 SAINT GEORGE, UT 84770

Value

Market (2023) \$418,341
 Taxable \$398
 Tax Area: 45 Tax Rate: 0.006758

Type	Actual	Assessed	Acres
Farm			
Land	\$418,341	\$398	36.220
FAA			

Parent Accounts 0154933

Parent Parcels 1328

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

Recording Date

00955779	07/06/2005 01:43:00 PM
20060035760	08/09/2006 02:25:48 PM
20060035761	08/09/2006 02:25:48 PM
20060035762	08/09/2006 02:25:49 PM
20100037763	11/09/2010 03:48:55 PM
20110031703	10/18/2011 02:16:28 PM
20110031704	10/18/2011 02:16:28 PM
20190000956	01/09/2019 11:15:43 AM
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20220051469	11/30/2022 08:24:08 AM

[B: 1763 P: 231](#)

Tax

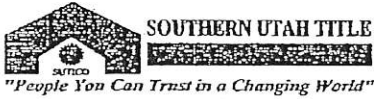
Images

Tax Year	Taxes
2023	\$2.69
2022	\$2.88

- [GIS](#)

Deed in Lieu of Foreclosure Page 1 of 3
Russell Shirts Washington County Recorder
11/09/2010 03:48:55 PM Fee \$17.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:
Beautiful Valley, LLC
2680 Evergreen Ave
Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

Tax I.D. No. Tax Id No: AV-1321-A, AV-1328-B and AV-1328-C

**SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE**

PAUL E. JOHNSON, grantor(s), of Eagle, County of Ada, State of Idaho, hereby

CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

BEAUTIFUL VALLEY, LLC, a Utah limited liability, grantee(s) of Salt Lake City, 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 WASHINGTON County, State of Utah described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This deed is an absolute conveyance of the title to said property to the Grantee named herein for a fair and adequate consideration, in effect as well as in form, and is not intended as a Mortgage, Trust conveyance, or security of any kind.


The consideration for this Deed is the full cancellation of all notes, bonds, debts, obligations, costs and charges secured by a Deed of Trust heretofore existing on the property therein described, executed by PAUL E. JOHNSON, Trustor, in favor of MCM LAND AND DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 50% interest; and KB WILLEY HOLDINGS, LLC, a Utah limited liability company, as to an undivided 50% interest, as Beneficiary, and recorded August 9, 2006, as Entry No. 20060035766, Official Washington County Records, State of Utah, and the release, satisfaction or cancellation of record by Trustee of said Deed of Trust.

That this deed and conveyance is made by these deponents as the result of their request that **BEAUTIFUL VALLEY, LLC, a Utah limited liability company**, (hereinafter "Grantee) accept this deed in extinguishment of their debt and is their free and voluntary act; that the time of making this deed these deponents believed and still believe that the mortgage indebtedness above mentioned represented the fair value of the property so deeded; that said deed is not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person, firm or corporation, other than Grantee interested, either directly or indirectly in said premises; that these deponents have no other creditors whose rights would be prejudiced by such

Initials:

conveyance, and that deponents are not obligated upon any debt whereby any lien has been created or exists against the premises described herein; and that deponents in offering to execute the said deed to the grantee herein, and in executing same, are not acting under any coercion, duress, undue influence, misapprehension or misrepresentation by Grantee or the agent or attorney or any other representative of Grantee, and that it was the intention of these deponents as Grantors in this deed to convey to the Grantee herein all their right, title, and interest absolutely in and to the premises described in said deed.

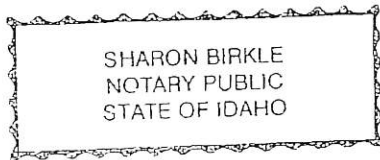
WITNESS the hand(s) of said grantor(s), this 1st day of ~~September~~ OCTOBER, A. D. 2010.




PAUL E. JOHNSON

State of IDAHO)
County of ADA)
ss

On the 1 day of ~~September~~ OCTOBER, A. D. 2010, personally appeared before me PAUL E. JOHNSON, the signer(s) of the above agreement who duly acknowledge to me that he executed the same:

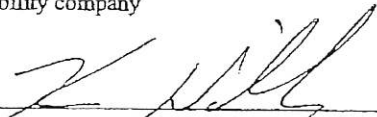




Notary Public
My Commission Expires: 12-22-2014
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



Attachment to that certain Warranty Deed executed by PAUL E. JOHNSON, , grantor(s), to BEAUTIFUL VALLEY, LLC, a Utah limited liability company, grantee(s).

Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

PARCEL 2:

Beginning at the Northeast Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point South 0°05'43" East, along the Section line 1019.21 feet from the Northeast corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East, along the Section line, 1135.07 feet; thence South 89°57'16" West 1136.51 feet; thence North 0°06'56" West 562.64 feet; thence South 89°57'16" West 502.43 feet; thence North 0°06'56" West 572.43 feet; thence North 89°57'16" East 1639.34 feet to the point of beginning.

PARCEL 4:

A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 2641.71 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being the South Quarter Corner of said Section 20, and running thence South 0°04'45" East, along the Quarter Section line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, a distance of 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of said Section 29, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the point of beginning.

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

Initials

Handwritten initials and signatures, including a large circular mark and a signature.

Account 0154867

Location

Account Number 0154867
 Parcel Number AV-1321-A
 Tax District 45 - Apple Valley Town
 Acres 20.00
 Situs 0.0
 Legal S: 20 T: 42S R: 11W W1/2 SW1/4 SE1/4
 SEC 20 T42S R11W

Owner

Name BEAUTIFUL VALLEY LLC
 Additional Names C/O: WILLEY KIRK
 550 N 160 W CIR
 SAINT GEORGE, UT 84770

Value

Market (2023) \$214,500
 Taxable \$220
 Tax Area: 45 Tax Rate: 0.006758
 Type Actual Assessed Acres
 Farm
 Land \$214,500 \$220 20.000
 FAA

Parent Accounts

Parent Parcels

Child Accounts 0685217
 0756331

Child Parcels 1321-B-SE
 AV-1321-C

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

Recording Date

[00262686](#)
[00714144](#)
[00955779](#)
[20060035760](#)
[20060035761](#)
[20060035762](#)
[20100037763](#)
[20110031703](#)
[20110031704](#)
[20190000956](#)
[20220051468](#)
[20220051469](#)

[06/14/1984 02:52:00 AM](#)
[03/12/2001 03:49:00 PM](#)
[07/06/2005 01:43:00 PM](#)
[08/09/2006 02:25:48 PM](#)
[08/09/2006 02:25:48 PM](#)
[08/09/2006 02:25:49 PM](#)
[11/09/2010 03:48:55 PM](#)
[10/18/2011 02:16:28 PM](#)
[10/18/2011 02:16:28 PM](#)
[01/09/2019 11:15:43 AM](#)
[11/30/2022 08:24:08 AM](#)
[11/30/2022 08:24:08 AM](#)

[B: 351 P: 748](#)
[B: 1399 P: 752](#)
[B: 1763 P: 231](#)

Tax

Tax Year

Taxes

2023	\$1.49
2022	\$1.59

Images

- [GIS](#)

Deed in Lieu of Foreclosure Page 1 of 3
Russell Shirts Washington County Recorder
11/09/2010 03:48:55 PM Fee \$17.00 By
SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:
Beautiful Valley, LLC
2680 Evergreen Ave
Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

Tax I.D. No. Tax Id No: AV-1321-A, AV-1328-B and AV-1328-C

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IN LIEU OF FORECLOSURE**

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Initials: 

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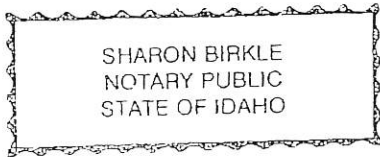
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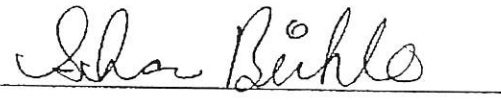


PAUL E. JOHNSON

State of IDAHO)
County of ADA)
SS

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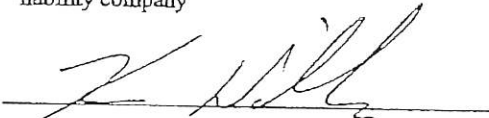




Notary Public
My Commission Expires: 12-22-2014
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



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Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

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

Initials

Handwritten initials and a signature in black ink, appearing to be 'PJ' and 'K' respectively, written over a horizontal line.

Account 0154933

Location

Account Number 0154933
 Parcel Number **AV-1328-B**
 Tax District 45 - Apple Valley Town
 Acres 61.81
 Situs 0. APPLE VALLEY
 Legal S: 29 T: 42S R: 11W BEG NE COR SEC 29
 T42S R11W: TH S0*05'43E ALG SEC/L 1019.21
 FT: TH S89*57'16W 2642 FT: TH N0*04'45W
 1019.21 FT: TH N89*57'16E 2641.71 FT TO POB
 A NON-EXCLUSIVE 50 FOOT RIGHT-OF-WAY
 EASEMENT

Owner

Name **BEAUTIFUL VALLEY LLC**
 Additional Names C/O: WILLEY KIRK
 550 N 160 W CIR
 SAINT GEORGE, UT 84770

Value

Market (2023) \$713.906
 Taxable \$680
 Tax Area: 45 Tax Rate: 0.006758
 Type Actual Assessed Acres
 Farm
 Land \$713.906 \$680 61.810
 FAA

Parent Accounts

Parent Parcels

Child Accounts 0695422
 0759061

Child Parcels 1328-A-SE
 AV-1328-C

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date	
00262686	06/14/1984 02:52:00 AM	B: 351 P: 748
00714144	03/12/2001 03:49:00 PM	B: 1399 P: 752
00955779	07/06/2005 01:43:00 PM	B: 1763 P: 231
20060035760	08/09/2006 02:25:48 PM	
20060035761	08/09/2006 02:25:48 PM	
20060035762	08/09/2006 02:25:49 PM	
20100037763	11/09/2010 03:48:55 PM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20190000956	01/09/2019 11:15:43 AM	
20220051468	11/30/2022 08:24:08 AM	
20220051469	11/30/2022 08:24:08 AM	

Tax

Images

Tax Year	Taxes	
2023	\$4.60	• GIS
2022	\$4.92	