

**When recorded mail deed and tax notice to:**  
Kanab City, a Utah Municipal Corporation  
26 North 100 East  
Kanab, UT 84741

Order No. ACCOM.  
Tax I.D. No. K-B-12-9

Space Above This Line for Recorder's Use

## WARRANTY DEED

**A.L.E. Investments, LLC, a Utah limited liability company** , grantor(s), of Kanab, County of Kane, State of Utah, hereby **CONVEY and WARRANT** to

**Kanab City, a Utah Municipal Corporation** , grantee(s) of Kanab, County of Kane, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Kane 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.

PUBLIC ENTITY AFFIDAVIT: I, Kyler Ludwig, being of legal age and authorized by Kanab City, hereafter "public entity," being first duly sworn, depose and state as follows: The public entity consents to the conveyance of real property by deed from A.L.E. Investments, LLC, a Utah limited liability company. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the attached legal description. The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property described in the attached legal description. This Public Entity Affidavit is intended to evidence that the public entity consents to A.L.E. Investments, LLC, a Utah limited liability company conveying the real property described in the attached legal description to the public entity.

WITNESS the hand(s) of said grantor(s), this \_\_\_\_\_ day of March, 2026.

A.L.E. Investments, LLC, a Utah limited liability company

Kanab City, a Utah Municipal Corporation

By: \_\_\_\_\_  
Lance Jeromy Davis, Manager

By: \_\_\_\_\_  
Kyler Ludwig, City Manager

By: \_\_\_\_\_  
Kristin Dawn Davis, Manager

STATE OF Utah                    )  
  :ss.  
COUNTY OF Kane                )

On the \_\_\_\_\_ day of March, 2026, personally appeared before me, Lance Jeromy Davis, who being by me duly sworn, did say that he/she is the Manager and Kristin Dawn Davis, who being by me duly sworn, did say that he/she is the Manager of A.L.E. Investments, LLC, a Utah limited liability company, and that said instrument was signed by them 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 Lance Jeromy Davis and Kristin Dawn Davis acknowledged to me that said limited liability company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

STATE OF Utah                    )  
  :ss.  
COUNTY OF Kane                )

On the \_\_\_\_\_ day of March, 2026, personally appeared before me, Kyler Ludwig, who being by me duly sworn, did say that the said Kyler Ludwig is the City Manager of Kanab City, a Utah Municipal Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Kyler Ludwig duly acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by A.L.E. Investments, LLC, a Utah limited liability company grantor(s), to Kanab City, a Utah Municipal Corporation grantee(s).

Order No. ACCOM.  
Tax I.D. No. K-B-12-9

**EXHIBIT "A"**

Original Parcel 1:

BEGINNING at a point 5.0 feet South for the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, and running thence South 292.0 feet; thence West 298.0 feet; thence North 286.0 feet to the Southernly right-of-way of U.S. Highway 89; thence North 89°36' East 298.0 feet along said right-of-way line to the point of beginning.

Original Parcel 2:

BEGINNING at a point South 0°13' East 5.01 feet from the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, said point being on a 25.0 foot radius curve to the right; thence 39.27 feet along the arc of said curve to the P.T.; thence South 0°13' East 266.91 feet; thence South 89°36' West 25.0 feet; thence North 0°13' West 291.99 feet to the point of beginning.

Portion of Parcel K-B-12-9 to be Deeded to Kanab City:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet, to the POINT OF BEGINNING, and running; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East; thence, along said right-of-way, North 00° 24' 28" East 59.72 feet, to the Southernly right-of-way of said U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 0.95 feet, to the POINT OF BEGINNING; containing 28 square-feet (more or less).

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Initials \_\_\_\_/\_\_\_\_

**When recorded mail deed and tax notice to:**  
A.L.E. Investments, LLC, a Utah limited liability  
company  
1115 South 1100 East  
Kanab, UT 84741

Order No. ACCOM.  
Tax I.D. No. K-B-12-9

Space Above This Line for Recorder's Use

## WARRANTY DEED

**Kanab City, a Utah Municipal Corporation and A.L.E. Investments, LLC, a Utah limited liability company, grantor(s), of Kanab, County of Kane, State of Utah, hereby CONVEY and WARRANT to**

**A.L.E. Investments, LLC, a Utah limited liability company**, grantee(s) of Kanab, County of Kane, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Kane 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 March, 2026.

A.L.E. Investments, LLC, a Utah limited liability  
company

By: \_\_\_\_\_  
Lance Jeromy Davis, Manager

By: \_\_\_\_\_  
Kristin Dawn Davis, Manager

Kanab City, a Utah Municipal Corporation

By: \_\_\_\_\_  
Kyler Ludwig, City Manager

STATE OF Utah                    )  
  :ss.  
COUNTY OF Kane                )

On the \_\_\_\_\_ day of March, 2026, personally appeared before me, Lance Jeromy Davis, who being by me duly sworn, did say that he/she is the Manager and Kristin Dawn Davis, who being by me duly sworn, did say that he/she is the Manager of A.L.E. Investments, LLC, a Utah limited liability company, and that said instrument was signed by them 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 Lance Jeromy Davis and Kristin Dawn Davis acknowledged to me that said limited liability company executed the same.

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NOTARY PUBLIC

My Commission Expires:

STATE OF Utah                    )  
  :ss.  
COUNTY OF Kane                )

On the \_\_\_\_\_ day of March, 2026, personally appeared before me, Kyler Ludwig, who being by me duly sworn, did say that the said Kyler Ludwig is the City Manager of Kanab City, a Utah Municipal Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Kyler Ludwig duly acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Kanab City, a Utah Municipal Corporation and A.L.E. Investments, LLC, a Utah limited liability company grantor(s), to A.L.E. Investments, LLC, a Utah limited liability company grantee(s).

Order No. ACCOM.  
Tax I.D. No. K-B-12-9

**EXHIBIT "A"**

Portion of 250 East to be Deeded to and joined with Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East and the POINT OF BEGINNING, and running; thence South 00° 24' 28" West 226.62 feet; thence North 89° 33' 32" West 3.62 feet, to said right-of-way; thence, along said right-of-way, North 01° 19' 20" East 226.65 feet, to the POINT OF BEGINNING; containing 410 square-feet (more or less).

Original Parcel 1:

BEGINNING at a point 5.0 feet South for the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, and running thence South 292.0 feet; thence West 298.0 feet; thence North 286.0 feet to the Southernly right-of-way of U.S. Highway 89; thence North 89°36' East 298.0 feet along said right-of-way line to the point of beginning.

Original Parcel 2:

BEGINNING at a point South 0°13' East 5.01 feet from the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, said point being on a 25.0 foot radius curve to the right; thence 39.27 feet along the arc of said curve to the P.T.; thence South 0°13' East 266.91 feet; thence South 89°36' West 25.0 feet; thence North 0°13' West 291.99 feet to the point of beginning.

Combined Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89 and the POINT OF BEGINNING, and running; thence, along a curve to the right, 39.25 feet, having a radius of 25.00 feet, a central angle of 89° 57' 52" and whose long chord bears South 44° 35' 14" East 35.34 feet; thence South 00° 23' 37" West 266.91 feet; thence North 89° 47' 11" West 25.00 feet, to the East Block Line; thence, along said line, South 01° 21' 09" West 0.41 feet; thence North 89° 33' 32" West 302.15 feet; thence North 01° 19' 20" East 286.40 feet t, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 297.59 feet, to the POINT OF BEGINNING;

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Initials \_\_\_\_/\_\_\_\_