EXHIBIT “E”

Tax ID: I-SB-53

DEED OF DEDICATION
KWAVASA DRIVE

KNOWN BY ALL MEN THESE PRESENTS, That Cowichan, LLC, a Utah limited liability company, Grantor herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the Ivins City, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described property located in the County of Washington, State of Utah:

See 'Exhibit A' for Legal Description

TO HAVE AND TO HOLD such property to Grantee, Ivins City, forever for the uses and purposes normally associated with constructing, maintaining, repairing, operating a public roadway for the transportation of traffic, drainage, utilities and other public purposes.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this _____ day of _____, 2025.

GRANTOR: Cowichan, L.L.C., a Utah limited liability company

_____
Lance Anderson, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this the _____ day of _____, 20_____ before me _____, a notary public, personally appeared Lance Anderson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.

_____
Notary Public

ACCEPTANCE OF DEDICATION
Ivins City, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

IVINS CITY

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

APPROVED AS TO FORM:

_____
Bryan Pack, City Attorney

EXHIBIT “A” LEGAL DESCRIPTION

THE EXTENSION OF KWAVASA DRIVE TO THE SOUTHERLY BOUNDARY GRANTOR’S LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 52’02” WEST ALONG THE SECTION LINE, A DISTANCE OF 1338.974 FEET AND SOUTH 89°07’58” EAST 503.424 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°45’56" EAST 44.952 FEET TO THE SOUTHWESTERLY CORNER OF THE KWAVASA DRIVE RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY BOUNDARY OF THE INDIGO TRAILS PHASE 1-A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER’S OFFICE; THENCE SOUTH 89°24’19" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 50.000 FEET TO THE SOUTHEASTERLY CORNER OF SAID KWAVASA DRIVE RIGHT-OF-WAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 89°12'42" EAST); THENCE ALONG THE ARC OF A 376.070 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°01’22”, A DISTANCE OF 0.149 FEET; THENCE SOUTH 00°45’56" WEST 44.822 FEET; THENCE NORTH 89°22’59" WEST 50.000 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO AND PARALLEL WITH THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL

Tax ID: I-6-2-6-3271

DEED OF DEDICATION
JUNIPER WAY

KNOWN BY ALL MEN THESE PRESENTS, that A N A Enterprises, LLC, a Utah limited liability company, Grantor herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the Ivins City, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described property located in the County of Washington, State of Utah:

See 'Exhibit A' for Legal Description

TO HAVE AND TO HOLD such property to Grantee, Ivins City, forever for the uses and purposes normally associated with constructing, maintaining, repairing, operating a public roadway for the transportation of traffic, drainage, utilities and other public purposes.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this _____ day of _____, 2025.

GRANTOR: A N A Enterprises, L.L.C., a Utah limited liability company

_____
Lance Anderson, Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this the _____ day of _____, 20_____ before me _____, a notary public, personally appeared Lance Anderson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.

_____
Notary Public

ACCEPTANCE OF DEDICATION
Ivins City, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

IVINS CITY

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

APPROVED AS TO FORM:

_____
Bryan Pack, City Attorney

EXHIBIT “A” LEGAL DESCRIPTION

THE EXTENSION OF JUNIPER WAY TO THE WESTERLY BOUNDARY GRANTOR’S LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 52’02” WEST ALONG THE SECTION LINE, A DISTANCE OF 1700.478 FEET AND SOUTH 89°07’58” EAST 809.995 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 40°16'16" WEST), AND RUNNING THENCE ALONG THE ARC OF A 731.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°53’27", A DISTANCE OF 113.434 FEET TO THE SOUTHWESTERLY CORNER OF THE JUNIPER WAY RIGHT-OF-WAY AND A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE INDIGO TRAILS PHASE 2-A SUBDIVISION; THENCE SOUTH 49°09’44" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 38.000 FEET TO THE SOUTHEASTERLY CORNER OF SAID GUY LINE RIGHT-OF-WAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 49°09’44" WEST); THENCE ALONG THE ARC OF A 769.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°00’49", A DISTANCE OF 120.978 FEET; THENCE NORTH 37°47’21" WEST 38.034 FEET TO THE POINT OF BEGINNING.

Tax ID: I-6-2-6-340, I-6-2-6-334-A, I-6-2-6-32401

DEED OF DEDICATION
GUY LANE

KNOWN BY ALL MEN THESE PRESENTS, that A N A Enterprises, LLC, a Utah limited liability company, Grantor herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the Ivins City, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described property located in the County of Washington, State of Utah:

See 'Exhibit A' for Legal Description

TO HAVE AND TO HOLD such property to Grantee, Ivins City, forever for the uses and purposes normally associated with constructing, maintaining, repairing, operating a public roadway for the transportation of traffic, drainage, utilities and other public purposes.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this _____ day of _____, 2025.

GRANTOR: A N A Enterprises, L.L.C., a Utah limited liability company

_____
Lance Anderson, Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this the _____ day of _____, 20_____ before me _____, a notary public, personally appeared Lance Anderson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.

_____
Notary Public

ACCEPTANCE OF DEDICATION
Ivins City, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

IVINS CITY

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

APPROVED AS TO FORM:

_____
Bryan Pack, City Attorney

EXHIBIT “A” LEGAL DESCRIPTION

THE EXTENSION OF GUY LANE TO THE WESTERLY BOUNDARY GRANTOR’S LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 89°38’58” WEST ALONG SAID SECTION LINE, A DISTANCE OF 935.329 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 52°12’39" WEST 132.904 FEET; THENCE NORTH 37°47’21" WEST 55.000 FEET; THENCE NORTH 52°12’39" EAST 141.511 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 975.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°01’06", A DISTANCE OF 51.364 FEET TO THE SOUTHWESTERLY CORNER OF THE GUY LANE RIGHT-OF-WAY AND THE SOUTHWESTERLY BOUNDARY OF THE MOJAVE FLATS PHASE 1-B SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER’S OFFICE; THENCE SOUTH 40°48’28" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 55.000 FEET TO THE SOUTHEASTERLY CORNER OF SAID GUY LINE RIGHT-OF-WAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 40°48’27" WEST); THENCE ALONG THE ARC OF A 1030.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°01’06", A DISTANCE OF 54.262 FEET; THENCE SOUTH 52°12’39" WEST 8.607 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO AND PARALLEL WITH THE NORTHERLY AND SOUTHERLY LINES OF THE ABOVE DESCRIBED PARCEL