

When recorded, please return to:
Dry Logic, LLC
Attn: Ryan Wedig
912 West 1600 South
St. George, Utah 84770

DOC # 20190024203

Special Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
06/19/2019 04:44:00 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



SPECIAL WARRANTY DEED

Tech Ridge, L.L.C., a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor, but not otherwise, to **Dry Logic, LLC**, a Utah limited liability company, Grantee, with address of 912 West 1600 South, St. George, Utah 84770, the following described real property (the "**Property**") in Washington County, Utah:

All of Lot 3 of Tech Ridge Subdivision Phase 1, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

APN: SG-TECH-13

TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with the Property, or any part thereof.

SUBJECT TO covenants, conditions, restrictions, easements, right of ways, reservations and restrictions now of record.

FURTHER SUBJECT TO the exceptions identified on Exhibit "A" attached hereto and incorporated herein by this reference.

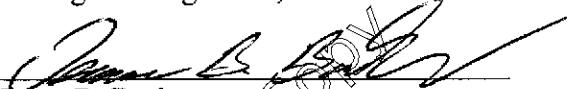
FURTHER SUBJECT TO a covenant and restriction that until January 1, 2060: (i) the Property may only be used as an office building, not to exceed three stories above the ground level, plus related parking uses; and (ii) the maximum allowable square footage of that building shall not exceed 70,000 square feet. For this purpose the "maximum allowable square footage" means the aggregate square footage of each floor measured from its exterior perimeter. In the event that Grantor becomes a permanently dissolved entity and has not made a recorded assignment of its rights hereunder, the "Declarant's Successor" provided in the covenants, conditions and restrictions applicable to the Property shall have the right to enforce, modify or vacate this covenant and restriction.

WITNESS the hand of Grantor this 6th day of June, 2019.

TECH RIDGE, L.L.C.

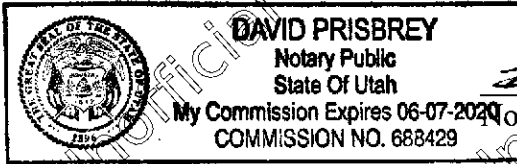
a Utah limited liability company

By its Manager:
Tech Ridge Management, LLC

By: 
Isaac B. Barlow
Its: Manager

STATE OF UTAH)
)
) : ss.
)
COUNTY OF WASHINGTON)

On June 6, 2019, Isaac B. Barlow personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing instrument, and acknowledged that he executed the same in his capacity as in his capacity as Manager of Tech Ridge Management, LLC, in its capacity as Manager of Tech Ridge, L.L.C.



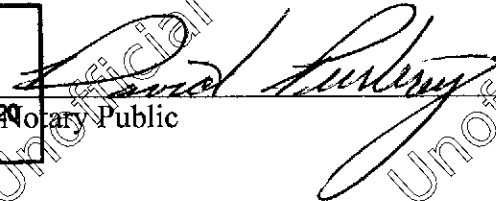


Exhibit "A"

Permitted Exceptions

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date Grantee acquires of record for value the estate or interest thereon covered by this Special Warranty Deed.
9. Claim, right, title or interest to water or water rights whether or not shown by the public records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across the Property.
11. Taxes for the current year 2019 which are liens, but not yet due or payable.
12. Subject to any reservations, exceptions and easements as set forth on Patent from the U.S.A. recorded October 7, 1936, as Entry No. 45926, in Book Y-8, at Page 378, Official Washington County Records.
13. Subject to a Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation, for the right to construct, operate, maintain and remove such communication and other facilities, and rights incidental thereto, as set forth in Instrument recorded August 31, 1982, as Entry No. 240853, in Book 314 at Page(s) 388-389, Official Washington County Records.
14. Notice of Adoption of the St. George Airport Community Development Plan, recorded

December 5, 2008, as Doc. No. 20080046218, Official Washington County Records.

15. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Ridge Top Drive Roadway Dedication, recorded June 5, 2017, as Doc. No. 20170023108, Official Washington County Records.

16. Rights of the public, and others entitled thereto, to use for street (or highway or road) purposes, that portion of the premises lying within dedicated "Knowledge Way".

17. Subject to and the location of all matters, as set forth, located and disclosed on the Tech Ridge ALTA/NSPS Land Title Survey, performed by Alliance Consulting dated 2-8-18 (not filed of record).

18. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Subdivision Plat of "TECH RIDGE PHASE 1 SUBDIVISION"

19. Subject to those certain reservations and restrictions as set forth in that certain Special Warranty Deed, executed by and between The City Of St. George, a municipal corporation, who also appears of record as the City Of St. George City, a municipal corporation, as Grantor and Tech Ridge, L.L.C., a Utah limited liability company, as Grantee, recorded January 15, 2019, as Doc. No. 20190001938, Official Washington County Records.

20. Subject to that certain Declaration Of Covenants, Conditions, Restrictions And Grant Of Easements For Tech Ridge Mixed-Use Master Planned Development, executed by Tech Ridge, L.L.C., a Utah limited liability company, as Declarant, recorded ~~May~~ ^{June} 7, 2019, as Doc. No. 2019 ~~0622395~~, Official Washington County Records.