

Special Warranty Deed Page 1 of 5
Russell Shirts Washington County Recorder
04/17/2019 02:28:13 PM Fee \$19.00 By
SOUTHERN UTAH TITLE COMPANY

Recorded at the Request of

Southern Utah Title
20 N. Main Street, #300
St. George, UT 84770

Mail Tax Notice to:
ENLAW, LLC
5513 West 11000 North
Box 559
Highland, UT 84003

Space above for County Recorder's use

PARCEL I.D. No. I-6-2-4-1311; I-6-2-4-12713; I-6-2-4-128-EDP; SC-6-2-4-21112; SC-6-2-4-322; SG-6-2-9-202; and SC-6-2-4-2213

**SPECIAL WARRANTY DEED
INCLUDING DEED RESTRICTIONS**

BLACK DESERT LAND COMPANY, INC., a Utah corporation, Grantor, of 1492 Kristianna Circle, Salt Lake City, UT 84103, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but not otherwise, to ENLAW, LLC, a Delaware limited liability company, Grantee, of 5513 West 11000 North, Box 559, Highland, UT, 84003, Grantee, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah (the "Property"), to-wit:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO real property taxes for the year 2019 and thereafter, and all easements, encumbrances, restrictions and matters of record or enforceable at law or equity, and

FURTHER SUBJECT TO the following covenants, restrictions, and matters which shall run to the benefit of Grantor, its successors and assigns:

- 1) No structures of any kind shall be built on the Property without the prior written approval of the Grantor, its successors and assigns
- 2) Without the prior written approval of the Grantor, its successors and assigns, not more than 50 acres of the Property may be disturbed in any way for any purpose, including the building of a golf course. Exceptions to this limitation are provided relative to the construction of the roads, with the limiting conditions as detailed, in numbers 3 and 6 below.
- 3) The Grantee may construct on the Property one and only one road of not more than 50 feet in width, including any cuts and fills in the maximum foot width, connecting the BlackRock Land Company, LLC's land on the east to land on the west side of the Property, which road shall be designed and built to minimize the impact on the lava features on the Property. All of the remaining Property shall remain in its natural and untouched state.

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4) Prior to any disturbance of any portion of the 50 acres of the Property which may be disturbed for a golf course, or any portion of the Property to be used for the aforementioned roads, the designer of the golf course, roads, lakes or any other action which may disturb the Property shall provide Grantor, its successors and assigns, with the plans for such purposes and certify that not more than 50 acres of the Property shall be disturbed and the land disturbed for the aforesaid fifty foot road does not exceed fifty feet in width. Anything that relates in any way to a golf course, including fairways, tees, greens, roughs, cart paths, parking lots, roads to and from any clubhouse or other parts of the golf course, maintenance buildings and yards, sports and fitness center, paths of any kind, irrigation and utility corridors, etc. must be included with the 50 acres which are allowed to be disturbed. Anything which alters the existing natural lava features in any way will be considered disturbed. To be considered undisturbed, the Property must be untouched and left entirely in its natural state.

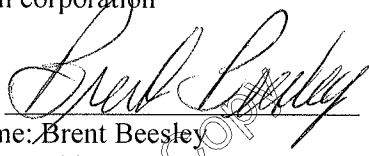
5) With respect to the limited permitted construction and development on the Property as set forth above, every effort will be made by the Grantee to utilize only those areas within the Property which are relatively flat and which do not include significant lava features including holes and outcroppings.

6) Grantee, if so required by an appropriate governmental entity, shall convey, without charge, the portion of the Property necessary for the right-of-way described as the 5.86 acre parcel shown as parcel 2, on Exhibit "A" hereto, for the proposed Western Corridor highway, to be constructed at the cost and expense of the applicable governmental entity.

7) Unrecorded and undescribed easements and other obligations may affect the Property as set forth in that certain Third Amendment to Water Agreement and Agreement for Easements, dated June 1, 2017, and all previous agreements attached thereto, by and between the Grantor, the City of St. George and others, a copy of which is available to the public in the records of the City of St. George, Utah.


WITNESS the hand of said Grantor, this 16th day of April 2019.

BLACK DESERT LAND COMPANY, INC., a
Utah corporation

By: 
Name: Brent Beesley
Its: President

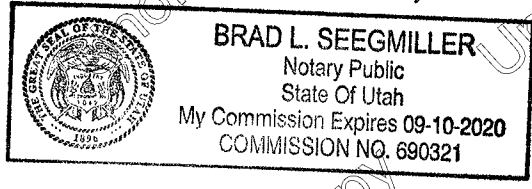
STATE OF UTAH)
 : ss.
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 16th day of April, 2019, by Brent Beesley, the President of Black Desert Land Company, Inc., a Utah corporation .



Notary Public

1482362v2



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EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE SECTION LINE OF SECTION 4, SAID POINT BEING NORTH 88°22'39" WEST 1721.135 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00° 33' 31" WEST 387.26 FEET; THENCE NORTH 89° 01' 30" WEST 21.23 FEET; THENCE SOUTH 58° 15' 40" WEST 62.38 FEET; THENCE SOUTH 33° 46' 48" WEST 35.83 FEET; THENCE NORTH 56° 13' 12" WEST 114.80 FEET; THENCE SOUTH 66° 05' 43" WEST 19.19 FEET; THENCE SOUTH 35° 54' 47" WEST 58.69 FEET; THENCE SOUTH 89° 31' 42" WEST 75.48 FEET; THENCE NORTH 30° 53' 35" WEST 30.73 FEET; THENCE NORTH 07° 15' 30" EAST 267.84 FEET TO A POINT ON THE ARC OF A 289.24 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 21° 48' 15" WEST); THENCE ALONG THE ARC OF SAID CURVE 822.11 FEET THROUGH A CENTRAL ANGLE OF 162° 51' 15"; THENCE NORTH 75° 43' 02" WEST 33.59 FEET; THENCE NORTH 17° 21' 44" EAST 81.38 FEET; THENCE NORTH 46° 31' 13" WEST 148.40 FEET; THENCE SOUTH 46° 44' 32" WEST 134.91 FEET; THENCE SOUTH 20° 58' 03" EAST 146.43 FEET; THENCE SOUTH 47° 49' 10" WEST 65.48 FEET; THENCE NORTH 51° 09' 55" WEST 289.79 FEET; THENCE NORTH 50° 16' 03" WEST 142.64 FEET; THENCE NORTH 07° 02' 53" WEST 102.53 FEET; THENCE NORTH 48° 26' 31" WEST 52.23 FEET; THENCE SOUTH 40° 03' 44" WEST 71.43 FEET; THENCE NORTH 88° 53' 05" WEST 108.34 FEET; THENCE NORTH 25° 38' 39" WEST 162.26 FEET; THENCE NORTH 33° 08' 02" WEST 33.87 FEET; THENCE NORTH 23° 06' 22" EAST 79.62 FEET; THENCE NORTH 66° 53' 38" WEST 109.11 FEET; THENCE SOUTH 24° 35' 29" WEST 197.59 FEET; THENCE SOUTH 17° 53' 18" WEST 262.15 FEET; THENCE NORTH 54° 46' 09" WEST 250.52 FEET; THENCE SOUTH 28° 47' 28" WEST 128.32 FEET; THENCE NORTH 69° 06' 29" WEST 254.93 FEET; THENCE NORTH 19° 32' 08" WEST 227.87 FEET TO A POINT ON THE ARC OF A 97.06 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 80° 16' 09" EAST); THENCE ALONG THE ARC OF SAID CURVE 146.56 FEET THROUGH A CENTRAL ANGLE OF 86° 30' 45"; THENCE NORTH 82° 38' 33" EAST 73.87 FEET; THENCE NORTH 19° 24' 22" WEST 95.20 FEET; THENCE SOUTH 88° 11' 23" WEST 61.53 FEET; THENCE NORTH 84° 30' 44" WEST 325.81 FEET MORE OR LESS, TO THE WEST 1/16TH LINE OF SECTION 4; THENCE ALONG THE 1/16TH LINE NORTH 00° 30' 58" EAST 2800.60 FEET; THENCE LEAVING THE WEST 1/16TH LINE SOUTH 88° 46' 57" EAST 1868.78 FEET TO A 655.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 402.80 FEET THROUGH A CENTRAL ANGLE OF 35° 14' 06" TO A POINT ON THE SOUTHERLY LINE OF SECTIONAL LOT 1 OF SAID SECTION 4; THENCE ALONG SAID SECTIONAL LOT LINE SOUTH 88° 46' 57" EAST 205.20 FEET TO A POINT ON THE ARC OF A 457.31 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 55° 35' 45" EAST); THENCE ALONG THE ARC OF SAID CURVE 806.09 FEET THROUGH A CENTRAL ANGLE OF 100° 59' 43"; THENCE NORTH 25° 27' 55" EAST 215.30 FEET TO A POINT ON THE ARC OF A 462.24 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 35° 39' 32" WEST); THENCE ALONG THE ARC OF SAID CURVE 708.63 FEET THROUGH A CENTRAL ANGLE OF 100° 56' 13" TO A POINT ON THE ARC OF A 292.10 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 19° 39' 00" EAST); THENCE ALONG THE ARC OF SAID CURVE 816.97 FEET THROUGH A CENTRAL ANGLE OF 160° 15' 00" TO A POINT ON THE ARC OF A 790.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 51° 29' 33" WEST); THENCE ALONG THE ARC OF SAID CURVE 575.73 FEET THROUGH A CENTRAL ANGLE OF 41° 42' 25" TO A POINT ON THE ARC OF A 2045.30 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 46° 05' 35" WEST); THENCE ALONG THE ARC OF SAID CURVE 1110.42 FEET THROUGH A CENTRAL ANGLE OF 31° 06' 24"; THENCE SOUTH 36° 04' 49" EAST 91.49 FEET; THENCE NORTH 55° 30' 38" EAST 81.08 FEET; THENCE SOUTH 07° 15' 15" WEST 177.97 FEET; THENCE SOUTH 03° 00' 48" EAST 121.58 FEET; THENCE NORTH 89° 03'

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14" WEST 536.82 FEET; THENCE SOUTH 01° 20' 41" WEST 437.82 FEET; THENCE SOUTH 28° 12' 40" EAST 179.05 FEET TO A POINT ON THE ARC OF A 340.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 17° 59' 42" EAST); THENCE ALONG THE ARC OF SAID CURVE 118.75 FEET THROUGH A CENTRAL ANGLE OF 20° 00' 43"; THENCE NORTH 15° 00' 00" WEST 137.40 TO THE SOUTH LINE OF SAID SECTION 4; THENCE NORTH 88° 22' 39" WEST 743.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTH 1/16TH LINE OF SECTION 4, AND ON A 655.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 34°01'03" WEST), SAID POINT BEING NORTH 88°22'39" WEST 1804.81 FEET ALONG THE SECTION LINE AND NORTH 00° 00' 00" EAST 3988.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 402.80 FEET THROUGH A CENTRAL ANGLE OF 35° 14' 06"; THENCE NORTH 88° 46' 57" WEST 1868.78 FEET, MORE OR LESS, TO THE WEST 1/16TH LINE OF SECTION 4; THENCE ALONG THE WEST 1/16TH LINE NORTH 00° 30' 58" EAST 120.01 FEET, MORE OR LESS, TO THE NORTH 1/16TH LINE; THENCE ALONG THE NORTH 1/16TH LINE SOUTH 88° 46' 57" EAST 2248.14 FEET TO THE POINT OF BEGINNING.

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