

Special Warranty Deed Page 1 of 5  
Russell Shirts Washington County Recorder  
04/17/2019 02:28:13 PM Fee \$18.00 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. I-6-2-4-134; I-6-2-4-12511; I-6-2-4-12612-EDP; SC-6-2-4-222; SC-6-2-4-226

**SPECIAL WARRANTY DEED  
INCLUDING DEED RESTRICTIONS**

BLACKROCK LAND COMPANY, LLC, a Utah limited liability company, 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, Utah, 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 covenants, easements, encumbrances, restrictions and matters of record or enforceable at law or equity, and

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

1) A height restriction of 15 feet on that portion of the Property within one hundred eighty-five feet (185') of the road commonly referred to as "Snow Canyon Parkway". One exception to the 15-foot-height-restriction is that structures on both sides of the road entering the Property from the Split Rock Bronze Horses Roundabout on Snow Canyon Parkway that are within 300 feet of said entry road may have a height of up to 19 feet within the first 185 feet from Snow Canyon Parkway.

2) The southern portion of the Property currently located in the City of Santa Clara is in the Entrada Property Owners Association and is subject to the Entrada at Snow Canyon Property Development Guidelines.

3) Except as set forth in Paragraph 5 below, any structure in excess of 24 feet in height to be built on the Property must be approved by Grantor, its successors and assigns in writing.

4) Unrecorded and undescribed easements and other obligations as set forth in that certain Third Amendment to Water Agreement and Agreement for Easements, dated June 1, 2017, and all

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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.

5) Structures of up to 36 feet in height and not within 360 feet of the roadway commonly known as Snow Canyon Parkway may be located on one parcel consisting of up to 5 contiguous acres, in a square block or circle and within the northern half of the Property without the prior consent of Grantor, its successors and assigns.

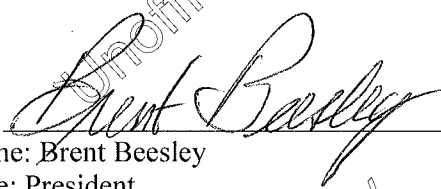
6) The height of any structure on the Property shall be measured from the average height of the level of the ground under the proposed structure prior to its being disturbed to the highest point of the structure.

7) Not less than 10 days prior to the construction of any structure on the Property where there are height or other use restrictions set forth, the architect or general contractor of such structure shall provide a written certification to the Grantor, its successors and assigns, that the structure is in compliance with the applicable restrictions related to the proposed structure or request a waiver. Upon request of the Grantor, its successors and assigns, the architect or general contractor shall provide the Grantor, its successors or assigns, with the plans for the structure. Grantor, its successor and assigns, shall have up to 30 days to grant or deny requests for waivers of restrictions.

WITNESS the hand of said Grantor, this 14th day of April, 2019.

BLACKROCK LAND COMPANY, LLC, a Utah limited liability company

By: ST. GEORGE LAND & LIVESTOCK COMPANY, INC., a Utah corporation, its Manager

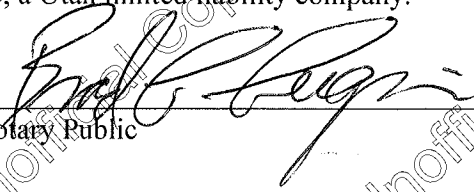
By:   
Name: Brent Beesley  
Title: President

STATE OF UTAH

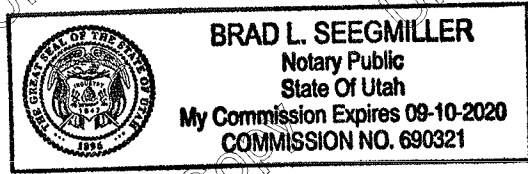
)  
: ss.

COUNTY OF Washington

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2019, by Brent Beesley, the President of St. George Land & Livestock Company, Inc., a Utah corporation, in its capacity as the Manager of Blackrock Land Company, LLC, a Utah limited liability company.

  
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Notary Public

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EXHIBIT "A"

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 01° 17' 15" WEST 66.40 FEET TO A POINT ON A 1498.67 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 60° 48' 46" EAST); THENCE ALONG THE ARC OF SAID CURVE 980.00 FEET THROUGH A CENTRAL ANGLE OF 37° 27' 59" TO A POINT ON THE ARC OF A 1855.63 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 85° 28' 38" WEST); THENCE ALONG THE ARC OF SAID CURVE 315.26 FEET THROUGH A CENTRAL ANGLE OF 09° 44' 03", MORE OR LESS, TO A POINT ON THE NORTHEAST CORNER OF THE BOUNDARY ADJUSTMENT BETWEEN ST. GEORGE AND THE CITY OF SANTA CLARA, RECORDED AS ENTRY NUMBER 20070086968, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID BOUNDARY ADJUSTMENT THE FOLLOWING THREE (3) COURSES: SOUTH 28° 17' 29" EAST 206.34 FEET; THENCE SOUTH 11° 24' 38" EAST 137.29 FEET; THENCE SOUTH 48° 56' 39" EAST 44.36 FEET; THENCE LEAVING SAID BOUNDARY ADJUSTMENT SOUTH 72° 05' 02" EAST 166.37 FEET; THENCE SOUTH 06° 23' 42" WEST 50.84 FEET; THENCE NORTH 72° 08' 10" WEST 60.27 FEET; THENCE SOUTH 27° 54' 55" WEST 71.02 FEET, MORE OR LESS, TO A POINT ON THE BOUNDARY OF ENTRADA AT SNOW CANYON CHACO BENCH PHASE 2, RECORDED AS ENTRY NUMBER 815565, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT ALSO BEING ON THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 19° 07' 30" WEST); THENCE COINCIDENT WITH SAID BOUNDARY IN THE FOLLOWING FIVE (5) COURSES: WESTERLY ALONG THE ARC OF SAID CURVE 150.13 FEET THROUGH A CENTRAL ANGLE OF 28° 40' 19" TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 18.78 FEET THROUGH A CENTRAL ANGLE OF 43° 02' 57" TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG THE ARC OF SAID CURVE 124.23 FEET THROUGH A CENTRAL ANGLE OF 142° 21' 08"; THENCE NORTH 78° 51' 01" WEST 174.68 FEET; THENCE SOUTH 55° 30' 38" WEST 81.08 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 36° 04' 49" WEST 91.49 FEET TO A POINT ON THE ARC OF A 2045.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 77° 11' 59" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 1110.42 FEET THROUGH A CENTRAL ANGLE OF 31° 06' 24" TO A POINT ON THE ARC OF A 790.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 86° 48' 03" WEST); THENCE NORTHERLY 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 292.10 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 00° 06' 00" EAST); THENCE NORTHERLY 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 402.24 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 43° 24' 15" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 708.63 FEET THROUGH A CENTRAL ANGLE OF 100° 56' 13"; THENCE SOUTH 25° 27' 55" WEST 215.30 FEET TO A POINT ON THE ARC OF A 457.31 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 23° 24' 32" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 806.09 FEET THROUGH A CENTRAL ANGLE OF 100° 59' 43", MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SECTIONAL LOT 1, OF SAID SECTION 4; THENCE ALONG SAID LINE SOUTH 88° 46' 57" EAST 225.17 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTIONAL LOT 1; THENCE ALONG THE WEST LINE OF SECTIONAL LOT 1 NORTH 00° 40' 51" EAST 366.58 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY AS RECORDED IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: SOUTH 43° 53' 13" EAST 1331.96 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 84.11 FEET THROUGH A CENTRAL ANGLE OF 48° 11' 29" TO THE POINT OF A 110.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 191.86 FEET THROUGH A CENTRAL ANGLE OF 99° 56' 03" TO THE POINT OF A 100.00 FOOT RADIUS REVERSE CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 75.35 FEET THROUGH

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A CENTRAL ANGLE OF  $43^{\circ} 10' 21''$ ; THENCE SOUTH  $50^{\circ} 30' 18''$  EAST 695.11 FEET;  
THENCE SOUTH  $43^{\circ} 12' 29''$  WEST 169.49 FEET TO A POINT ON THE CENTER SECTION  
LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 216 WEST, SALT LAKE BASE AND  
MERIDIAN; THENCE ALONG SAID CENTER SECTION LINE NORTH  $89^{\circ} 06' 55''$  WEST 133.42  
FEET TO THE POINT OF BEGINNING.

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