

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Enlaw LLC
160 W Canyon Crest Rd
Alpine, UT 84004

File Number: STG-98173-LH
Parcel ID: I-6-2-4-137-BD1 & I-6-2-4-138-BD1

Warranty Deed

DE SMITH BLACK DESERT, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby CONVEY(S) IN WARRANTY to

Enlaw LLC, a Delaware Limited Liability Company

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

See Exhibit "A" – attached hereto and by this reference made a part hereof.

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Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

98173

WITNESS, the hand of said grantor, this 19th day of September, 2022

DE Smith Black Desert, LLC, a Utah Limited Liability Company

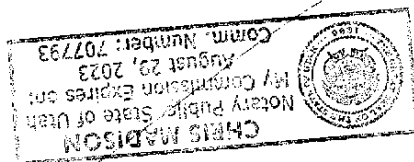
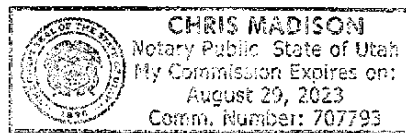
By: Dale Smith
Dale Smith, Manager

STATE OF UTAH
COUNTY OF Salt Lake

On this 19 day of September, 2022, before me
Chris Madison, a notary public, personally appeared Dale Smith,
Manager of DE Smith Black Desert, LLC, a Utah Limited Liability Company,
proved on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to this instrument, and acknowledged he/she/they executed the
same.

Witness my hand and official seal

Chris Madison
Notary Public



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Exhibit "A": Legal Description

AREA 12.A

BEGINNING AT A POINT BEING NORTH 01°14'46" EAST 520.38 FEET ALONG THE SECTION LINE AND WEST 617.33 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 46°34'00" WEST 292.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 43°26'00" WEST), AND WHOSE CHORD BEARS NORTH 88°26'00" WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE NORTH 43°26'00" WEST 23.84 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°10'57", HAVING A RADIUS OF 491.00 FEET (RADIUS POINT BEARS NORTH 46°34'00" EAST), AND WHOSE CHORD BEARS NORTH 10°20'32" WEST 536.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 567.15 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 99°26'59", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 67°15'03" EAST), AND WHOSE CHORD BEARS NORTH 72°28'26" EAST 38.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.39 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°22'05", HAVING A RADIUS OF 481.00 FEET (RADIUS POINT BEARS SOUTH 32°11'55" WEST), AND WHOSE CHORD BEARS SOUTH 50°37'02" EAST 120.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 120.62 FEET; THENCE SOUTH 43°26'00" EAST 337.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 46°34'00" WEST), AND WHOSE CHORD BEARS SOUTH 01°34'00" WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF BEGINNING.

AND

AREA 12.D

BEGINNING AT A POINT BEING NORTH 01°14'46" EAST 595.03 FEET ALONG THE SECTION LINE AND WEST 1.072.93 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 79°39'44" WEST 81.75 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°34'03", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 10°20'16" WEST), AND WHOSE CHORD BEARS NORTH 77°03'15" WEST 19.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 20.32 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT

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THROUGH A CENTRAL ANGLE OF $14^{\circ}35'58''$, HAVING A RADIUS OF 39.00 FEET (RADIUS POINT BEARS SOUTH $36^{\circ}13'47''$ WEST), AND WHOSE CHORD BEARS NORTH $61^{\circ}04'12''$ WEST 9.91 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.94 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $46^{\circ}34'03''$. HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH $21^{\circ}37'49''$ EAST), AND WHOSE CHORD BEARS NORTH $45^{\circ}05'10''$ WEST 19.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 20.32 FEET; THENCE NORTH $21^{\circ}48'08''$ WEST 215.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $28^{\circ}20'47''$, HAVING A RADIUS OF 181.00 FEET (RADIUS POINT BEARS NORTH $68^{\circ}11'52''$ EAST), AND WHOSE CHORD BEARS NORTH $07^{\circ}37'45''$ WEST 88.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 89.55 FEET; THENCE NORTH $06^{\circ}32'39''$ EAST 67.26 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $83^{\circ}27'21''$ EAST), AND WHOSE CHORD BEARS NORTH $51^{\circ}32'39''$ EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH $83^{\circ}27'21''$ EAST 21.64 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $18^{\circ}08'31''$. HAVING A RADIUS OF 681.00 FEET (RADIUS POINT BEARS SOUTH $06^{\circ}32'39''$ WEST), AND WHOSE CHORD BEARS SOUTH $74^{\circ}23'05''$ EAST 214.73 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.63 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $88^{\circ}55'15''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $24^{\circ}41'10''$ WEST), AND WHOSE CHORD BEARS SOUTH $20^{\circ}51'12''$ EAST 35.02 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.80 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $29^{\circ}23'22''$, HAVING A RADIUS OF 529.00 FEET (RADIUS POINT BEARS SOUTH $66^{\circ}23'35''$ EAST), AND WHOSE CHORD BEARS SOUTH $08^{\circ}54'44''$ WEST 268.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 271.35 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $85^{\circ}26'41''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $84^{\circ}13'03''$ WEST), AND WHOSE CHORD BEARS SOUTH $36^{\circ}56'23''$ WEST 33.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the East 1/4 Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North $01^{\circ}14'46''$ East, along the Section line, a distance of 111.53 feet; Thence North $90^{\circ}00'00''$ West, a distance of 706.28 feet, to the Point of Beginning, said point being on the Westerly right of way line of Weiskopf Way; Thence North $43^{\circ}26'00''$ West, along said line, a distance of 142.56 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $87^{\circ}36'10''$; thence Westerly along the arc of said curve a distance of 35.17 feet a point on the Southerly right of way line of Black Desert Drive, said point being the beginning of a reverse curve to the right having a radius of 547.00 feet and a central angle of $44^{\circ}40'30''$; thence Westerly along the arc of said curve, and said right of way line, a

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distance of 426.51 feet; Thence North $86^{\circ}21'39''$ West, along said line, a distance of 141.21 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $36^{\circ}52'12''$, thence Westerly along the arc of said curve, and said line, a distance of 14.80 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of $88^{\circ}15'40''$; thence Westerly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of $51^{\circ}23'28''$; thence Northwesterly along the arc of said curve, and said line, a distance of 20.63 feet; Thence North $86^{\circ}21'39''$ West, along said line, a distance of 54.43 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of $17^{\circ}48'28''$; thence Westerly along the arc of said curve, and said line, a distance of 88.27 feet; Thence North $14^{\circ}12'32''$ West, a distance of 32.00 feet to a point on the Northerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the right, of which the radius point lies South $14^{\circ}10'22''$ East, a radial distance of 316.00 feet; thence Easterly along the arc of said curve, and said right of way line, through a central angle of $17^{\circ}48'42''$, a distance of 98.24 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 54.43 feet, to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $51^{\circ}23'28''$; thence Easterly along the arc of said curve, and said line, a distance of 20.63 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of $88^{\circ}15'40''$; thence Easterly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of $36^{\circ}52'12''$; thence Easterly along the arc of said curve, and said line, a distance of 14.80 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 101.38 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Northeasterly along the arc of said curve, and said line a distance of 36.13 feet, Thence South $89^{\circ}08'20''$ East, along said line, a distance of 32.04 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South $86^{\circ}21'39''$ East, a radial distance of 23.00 feet; thence Southeasterly along the arc of said curve, and said line, through a central angle of $94^{\circ}39'31''$, a distance of 38.00 feet to the beginning of a compound curve to the left having a radius of 493.00 feet and a central angle of $39^{\circ}30'22''$; thence Easterly along the arc of said curve, and said line, a distance of 339.93 feet to the beginning of a compound curve to the left having a radius of 23.00 feet and a central angle of $92^{\circ}54'28''$; thence Northerly along the arc of said curve, a distance of 37.30 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North $43^{\circ}26'00''$ West, along said line, a distance of 35.74 feet to the beginning of a curve to the right having a radius of 526.00 feet and a central angle of $32^{\circ}02'16''$; thence Northerly along the arc of said curve, and said right of way line a distance of 294.12 feet;

thence North $11^{\circ}23'44''$ West, a distance of 346.72 feet to the beginning of a curve to the right having a radius of 316.00 feet and a central angle of $57^{\circ}30'31''$; thence Northerly 317.17 feet along said curve; thence North $46^{\circ}06'47''$ East, a distance of 37.70 feet to the beginning of a curve to the left having a radius of 32.00 feet and a central angle of $82^{\circ}03'22''$; thence Northerly 45.83 feet along said curve to a point on the Westerly right of way line of Snow Canyon Parkway; Thence South $43^{\circ}53'13''$ East, a distance of 87.25 feet along said right of way line to the beginning of a non-tangent curve concave to the South, having a radius of 32.00 feet of which the radius point lies South $38^{\circ}20'56''$ West; thence Westerly, a distance of 45.93 feet along said curve through a central angle of $82^{\circ}14'09''$ and a chord bearing of South $87^{\circ}13'51''$ West 42.09 feet to a point on the Southerly right of way line of said Weiskopf Way; thence South

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46°06'47" West, a distance of 37.69 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of 57°30'31"; thence Southerly, a distance of 285.06 feet along said curve; thence South 11°23'44" East 346.72 feet to the beginning of a curve to the left having a radius of 494.00 feet and a central angle of 32°02'16"; thence Southeasterly, a distance of 276.23 feet along said curve; Thence South 43°26'00" East, along said line, a distance of 36.34 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve a distance of 36.13 feet, to a point on the Northerly right of way line of said Black Desert Drive; Thence North 46°34'00" East, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Northerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies North 46°34'00" East, a radial distance of 23.00 feet; thence Easterly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 73.00 feet and a central angle of 34°17'07"; thence Northeasterly along the arc of said curve, and said right of way line, a distance of 43.68 feet, to a point on the Westerly right of way line of Snow Canyon Parkway, said point being the beginning of a non-tangent curve to the left, of which the radius point lies North 67°19'01" East, a radial distance of 110.00 feet; thence Southeasterly along the arc of said curve, and said right of way line, through a central angle of 42°35'23", a distance of 81.77 feet to a point on the Southerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the left, of which the radius point lies South 08°25'24" East, a radial distance of 73.00 feet; thence Southwesterly along the arc of said curve, and said right of way line, through a central angle of 35°00'36", a distance of 44.61 feet; Thence South 46°34'00" West, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00", thence Southerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South 46°34'00" West, a radial distance of 23.00 feet, thence Westerly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00", thence Southerly along the arc of said curve a distance of 36.13 feet, to a point on the Easterly Right of way line of said Weiskopf Way; Thence South 43°26'00" East, along said line, a distance of 142.06 feet to the beginning of a curve to the right having a radius of 516.00 feet and a central angle of 59°43'40"; thence Southerly along the arc of said curve, and said right of way line, a distance of 537.90 feet; Thence South 16°17'40" West, along said line, a distance of 187.76 feet, Thence North 73°42'20" West, a distance of 32.00 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North 16°17'40" East, along said right of way line, a distance of 187.76 feet to the beginning of a curve to the left having a radius of 484.00 feet and a central angle of 59°43'40"; thence Northerly along the arc of said curve and said right of way line, a distance of 504.54 feet to the Point of Beginning.

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