

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
08/20/2021 11:13:48 AM Fee \$110.00 By
SOUTHERN UTAH TITLE COMPANY

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Black Ridge KD-DAI, LLC
14034 South 145 East, Suite 204
Draper, Utah 84020

Tax Parcel Nos. SG-6-2-36-413, SG-6-2-36-414 and SG-6-2-36-415

SPECIAL WARRANTY DEED
Iterra Homes, LLC / Black Ridge KD-DAI, LLC

THIS INSTRUMENT is executed as of the 16 day of August, 2021, by **ITERRA HOMES, LLC**, a Utah limited liability company ("Grantor"), whose address is 2476 East LaGrasse Circle, St. George, Utah 84790, in favor of **BLACK RIDGE KD-DAI, LLC**, a Utah limited liability company ("Grantee"), whose address is 14034 South 145 East, Suite 204, Draper, Utah 84020.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Washington County, Utah, described as follows:

Parcel 1:

[Note: The new 2022 Tax Serial Nos. for Parcel 1 are SG-BRC-5-501, SG-BRC-5-502, SG-BRC-5-503, SG-BRC-5-504, SG-BRC-5-505, SG-BRC-5-506, SG-BRC-5-507, SG-BRC-5-508, SG-BRC-5-509, SG-BRC-5-510, SG-BRC-5-511, SG-BRC-5-512, SG-BRC-5-513, SG-BRC-5-514, SG-BRC-5-515, SG-BRC-5-516, SG-BRC-5-517, SG-BRC-5-518, SG-BRC-5-519, SG-BRC-5-520, SG-BRC-5-521, SG-BRC-5-522, SG-BRC-5-523, SG-BRC-5-524, SG-BRC-5-525, SG-BRC-5-526, SG-BRC-5-527, SG-BRC-5-528, SG-BRC-5-529, SG-BRC-5-530, SG-BRC-5-531, SG-BRC-5-532, SG-BRC-5-533, SG-BRC-5-534, SG-BRC-5-535, SG-BRC-5-536, SG-BRC-5-537, SG-BRC-5-538, SG-BRC-5-539, SG-BRC-5-540, SG-BRC-5-541 and SG-BRC-5-542.]

Units 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541 and 542, BLACK RIDGE COVE PHASE 5, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel 2:

Beginning at a point which is North 88°42'05" West 1234.76 feet along the North section line and South 00°00'00" East 1787.83 feet from the North 1/4 corner of Section 36, Township 42 South, Range 16 West of the Salt Lake Base and Meridian said point being a point on the Easterly boundary line of Black Ridge Cove Subdivision Phase 5 and running thence along said Easterly boundary line through the following three (3) courses: North 17°15'55" West 68.33 feet to a point on the arc of a non-tangent curve to the left having a radius of 275.00 feet; thence Northeasterly 364.66 feet along the arc of said curve through a central angle of 75°58'33", the radial direction bears North 17°15'55" West, to the point of tangency; thence North 03°14'28" West 115.30 feet to a point on the Southerly Right of Way of Cloud Drive said point also being a point on the arc of a non-tangent curve to the right having a radius 815.00 feet; thence along said Southerly Right of Way through the following two (2) courses: Southeasterly 43.89 feet along the arc of said curve through a central angle of 03°05'08", the radial direction bears South

04°26'32" West, to a point of compound curvature of a curve to the right having a radius of 415.00 feet; thence Southeasterly 597.87 feet along the arc of said curve through a central angle of 82°32'37" to a point of non-tangency; thence South 85°47'18" West 571.96 feet to the point of beginning.

Parcel 3:

Beginning at a point which is North 88°42'05" West 556.94 feet along the North section line and South 00°00'00" East 387.69 feet from the North 1/4 corner of Section 36, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence South 36°24'36" East 118.32 feet; thence South 24°04'28" East 34.98 feet; thence South 17°33'54" East 128.53 feet; thence South 01°22'27" East 114.16 feet; thence South 04°41'21" West 123.54 feet; thence South 26°10'09" West 96.85 feet; thence South 03°17'55" West 87.80 feet; thence South 06°53'06" West 146.95 feet; thence South 19°52'31" East 72.60 feet; thence South 26°23'30" West 326.06 feet to a point on the Northerly Right of Way of Cloud Drive said point also being a point on the arc of a non-tangent curve to the left having a radius of 485.00 feet; thence along said Northerly Right of Way through the following two (2) courses: Southeasterly 519.62 feet along the arc of said curve through a central angle of 61°23'09", the radial direction bears South 68°54'49" West, to a point of compound curvature of a curve to the left having a radius of 885.00 feet; thence Northwesterly 37.42 feet along the arc of said curve through a central angle of 02°25'21" to a point of non-tangency; thence North 03°14'28" West 22.79 feet to the point of curvature of a curve to the left having a radius of 107.00 feet; thence Northwesterly 29.08 feet along the arc of said curve through a central angle of 15°34'12" to the point of reverse curvature of a curve to the right having a radius of 165.50 feet; thence Northeasterly 208.45 feet along the arc of said curve through a central angle of 72°09'51" to the point of reverse curvature of a curve to the left having a radius of 792.42 feet; thence Northeasterly 464.56 feet along the arc of said curve through a central angle of 33°35'24", the radial direction bears North 37°38'20" West, to the point of reverse curvature of a curve to the right having a radius of 440.57 feet; thence Northeasterly 49.15 feet along the arc of said curve through a central angle of 06°23'30", the radial direction bears South 71°24'34" East, to the point of compound curvature of a curve to the right having a radius of 243.00 feet; thence Northeasterly 110.15 feet along the arc of said curve through a central angle of 25°58'14" to a point on the arc of a curve to the left having a radius 377.50 feet; thence Northwesterly 26.47 feet along the arc of said curve through a central angle of 04°01'03", the radial direction bears South 56°14'58" West, to a point of non-tangency; thence North 43°03'45" East 45.52 feet to a point on the arc of a curve to the right having a radius of 455.00 feet; thence Northeasterly 83.09 feet along the arc of said curve through a central angle of 10°27'48", the radial direction bears South 44°04'13" East, to a point of non-tangency; thence North 54°59'30" East 15.65 feet to the point of beginning.

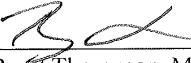
SUBJECT TO: current taxes and assessments; rights-of-way, easements, covenants, restrictions, reservations and other matters of record; facts, rights, interests or claims that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

[Remainder of page intentionally left blank; signature and acknowledgment on following page]

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

ITERRA HOMES, LLC,
a Utah limited liability company

By 
Brent Thompson, Manager

By 
Dustin Garr, Manager

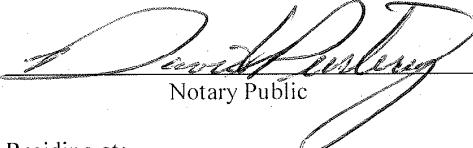
State of Utah)
County of Washington) ss.

The foregoing instrument was acknowledged before me this 16 day of August, 2021, by Brent Thompson, the Manager of Iterra Homes, LLC.



DAVID PRISBREY
Notary Public
State Of Utah
My Commission Expires 06-07-2024
COMMISSION NO. 711714

My Commission Expires:


Notary Public

Residing at:

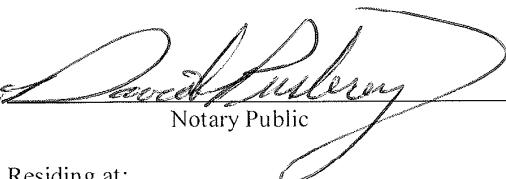
State of Utah)
County of Washington) ss.

The foregoing instrument was acknowledged before me this 16 day of August, 2021, by Dustin Garr, the Manager of Iterra Homes, LLC.



DAVID PRISBREY
Notary Public
State Of Utah
My Commission Expires 06-07-2024
COMMISSION NO. 711714

My Commission Expires:


Notary Public

Residing at: