

Special Warranty Deed Page 1 of 4
 Gary Christensen Washington County Recorder
 05/05/2022 10:20:46 AM Fee \$40.00 By EAGLE
 GATE TITLE INSURANCE AGENCY, INC.

WHEN RECORDED RETURN TO:

Enlaw LLC
 Attn: Paul Bringhurst
 160 West Canyon Crest Road Suite 3
 Alpine, Utah 84004

Space above for County Recorder's Use

SPECIAL WARRANTY DEED

Diamond T Ranch, LLC, a Utah Limited Liability Company, GRANTOR, hereby conveys and warrants to Enlaw LLC, a Delaware Limited Liability Company, with an address of Attn: Paul Bringhurst, 160 West Canyon Crest Road, Alpine, Utah 84004, GRANTEE, for the sum of ten dollars (\$10) and other good and valuable consideration, the following described real property ("Property") in Washington County, Utah:

See Exhibit 1 attached hereto and made a part hereof.

97115
 TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, (a) buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with such Property; and (c) all of Grantors' right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such real property.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said property in fee simple; the Grantor has good right and lawful authority to sell and convey this property; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

(Signatures Begin on Following Page)

Dated this 3 day of May, 2022.

GRANTOR:

Diamond T Ranch, LLC

By: J Phillip Adams
Name: J Phillip Adams
Title: Manager

STATE OF UTAH)

: ss.

COUNTY OF BOX ELDER)

The foregoing instrument was acknowledged before me this 3 day of May, 2022, by J Phillip Adams on behalf of Diamond T Ranch, LLC, as the manager of said entity.



Natalie Powell
NOTARY PUBLIC
Residing at: 638 W. 2500 S.

My Commission Expires:

January 7, 2025

Independence Cir, Perry
UT 84802

Eagle Gate Title Insurance Agency, Inc
File STG-97115-LH

Exhibit "1": Legal Description

PARCEL 1:

AREA 12.E.1

BEGINNING AT A POINT BEING NORTH $01^{\circ}14'46''$ EAST 1,367.13 FEET ALONG THE SECTION LINE AND WEST 1,098.79 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, SAID POINT BEING THE SOUTHEAST CORNER OF SECTIONAL LOT 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH $43^{\circ}53'59''$ EAST 329.69 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $90^{\circ}03'17''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $46^{\circ}06'01''$ WEST), AND WHOSE CHORD BEARS SOUTH $01^{\circ}07'39''$ WEST 35.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET; THENCE SOUTH $46^{\circ}09'18''$ WEST 53.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $13^{\circ}25'20''$, HAVING A RADIUS OF 529.00 FEET (RADIUS POINT BEARS SOUTH $43^{\circ}50'42''$ EAST), AND WHOSE CHORD BEARS SOUTH $39^{\circ}26'38''$ WEST 123.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.92 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $82^{\circ}21'58''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH $57^{\circ}16'02''$ WEST), AND WHOSE CHORD BEARS SOUTH $73^{\circ}54'56''$ WEST 32.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.94 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $18^{\circ}33'16''$, HAVING A RADIUS OF 719.00 FEET (RADIUS POINT BEARS SOUTH $25^{\circ}05'55''$ WEST), AND WHOSE CHORD BEARS NORTH $74^{\circ}10'43''$ WEST 231.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 232.84 FEET; THENCE NORTH $83^{\circ}27'21''$ WEST 67.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $33^{\circ}21'30''$, HAVING A RADIUS OF 191.00 FEET (RADIUS POINT BEARS NORTH $06^{\circ}32'39''$ EAST), AND WHOSE CHORD BEARS NORTH $66^{\circ}46'36''$ WEST 109.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 111.20 FEET; THENCE NORTH $46^{\circ}06'01''$ EAST 433.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AREA 12.B

BEGINNING AT A POINT BEING NORTH $01^{\circ}14'46''$ EAST 639.47 FEET ALONG THE SECTION LINE, AND WEST 494.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, SAID POINT BEING THE SOUTHEAST CORNER OF SECTIONAL LOT 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH $46^{\circ}34'00''$ WEST 85.18 FEET TO THE BEGINNING OF

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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 NORTH $43^{\circ}26'00''$ WEST), AND WHOSE CHORD BEARS NORTH $88^{\circ}26'00''$ WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET ; THENCE NORTH $43^{\circ}26'00''$ WEST 337.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $15^{\circ}01'09''$, HAVING A RADIUS OF 519.00 FEET (RADIUS POINT BEARS SOUTH $46^{\circ}34'00''$ WEST), AND WHOSE CHORD BEARS NORTH $50^{\circ}56'34''$ WEST 135.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 136.05 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $92^{\circ}03'36''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH $31^{\circ}32'51''$ EAST), AND WHOSE CHORD BEARS NORTH $12^{\circ}25'21''$ WEST 35.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.17 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $12^{\circ}32'51''$, HAVING A RADIUS OF 491.00 FEET (RADIUS POINT BEARS SOUTH $56^{\circ}23'33''$ EAST), AND WHOSE CHORD BEARS NORTH $39^{\circ}52'52''$ EAST 107.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 107.53 FEET ; THENCE NORTH $46^{\circ}09'18''$ EAST 53.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $89^{\circ}57'29''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $43^{\circ}50'42''$ EAST), AND WHOSE CHORD BEARS SOUTH $88^{\circ}51'58''$ EAST 35.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.25 FEET ; THENCE SOUTH $43^{\circ}53'13''$ EAST 395.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $48^{\circ}11'23''$, HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH $46^{\circ}06'47''$ WEST), AND WHOSE CHORD BEARS SOUTH $19^{\circ}47'32''$ EAST 81.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.11 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $20^{\circ}36'15''$, HAVING A RADIUS OF 110.00 FEET (RADIUS POINT BEARS SOUTH $85^{\circ}41'50''$ EAST), AND WHOSE CHORD BEARS SOUTH $05^{\circ}59'58''$ EAST 39.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.56 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $62^{\circ}52'06''$, HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH $73^{\circ}41'54''$ WEST), AND WHOSE CHORD BEARS SOUTH $15^{\circ}07'57''$ WEST 26.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.43 FEET TO THE POINT OF BEGINNING.

APN(S): I-6-2-4-135-BD1 & I-6-2-4-136-BD1