

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.

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.

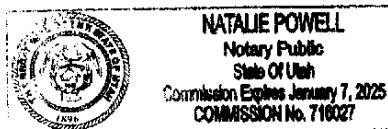
**GRANTOR:**

Diamond T Ranch, LLC

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

STATE OF UTAH )  
COUNTY OF BOX ELDER )  
: ss.  
)

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.



My Commission Expires:

January 7, 2025

Natalie Powell  
NOTARY PUBLIC  
Residing at: 638 W. 2500 S.  
Independence Cir, Perry  
UT 84302

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°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°53'59" EAST 329.69 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°03'17", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 46°06'01" WEST), AND WHOSE CHORD BEARS SOUTH 01°07'39" WEST 35.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET; THENCE SOUTH 46°09'18" WEST 53.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°25'20", HAVING A RADIUS OF 529.00 FEET (RADIUS POINT BEARS SOUTH 43°50'42" EAST), AND WHOSE CHORD BEARS SOUTH 39°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°21'58", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 57°16'02" WEST), AND WHOSE CHORD BEARS SOUTH 73°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°33'16", HAVING A RADIUS OF 719.00 FEET (RADIUS POINT BEARS SOUTH 25°05'55" WEST), AND WHOSE CHORD BEARS NORTH 74°10'43" WEST 231.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 232.84 FEET; THENCE NORTH 83°27'21" WEST 67.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°21'30", HAVING A RADIUS OF 191.00 FEET (RADIUS POINT BEARS NORTH 06°32'39" EAST), AND WHOSE CHORD BEARS NORTH 66°46'36" WEST 109.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 111.20 FEET; THENCE NORTH 46°06'01" EAST 433.25 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

**AREA 12.B**

BEGINNING AT A POINT BEING NORTH 01°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°34'00" WEST 85.18 FEET TO THE BEGINNING OF

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

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 337.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°01'09", HAVING A RADIUS OF 519.00 FEET (RADIUS POINT BEARS SOUTH 46°34'00" WEST), AND WHOSE CHORD BEARS NORTH 50°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°03'36", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 31°32'51" EAST), AND WHOSE CHORD BEARS NORTH 12°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°32'51", HAVING A RADIUS OF 491.00 FEET (RADIUS POINT BEARS SOUTH 56°23'33" EAST), AND WHOSE CHORD BEARS NORTH 39°52'52" EAST 107.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 107.53 FEET ; THENCE NORTH 46°09'18" EAST 53.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°57'29", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 43°50'42" EAST), AND WHOSE CHORD BEARS SOUTH 88°51'58" EAST 35.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.25 FEET ; THENCE SOUTH 43°53'13" EAST 395.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 46°06'47" WEST), AND WHOSE CHORD BEARS SOUTH 19°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°36'15", HAVING A RADIUS OF 110.00 FEET (RADIUS POINT BEARS SOUTH 85°41'50" EAST), AND WHOSE CHORD BEARS SOUTH 05°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°52'06", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 73°41'54" WEST), AND WHOSE CHORD BEARS SOUTH 15°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**