

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.  
dba Oakwood Homes  
206 East Winchester Street  
Murray, Utah 84107

Tax Parcel Nos. \_\_\_\_\_

FARCO NCS 847549-Ph 2

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the Property”):

See attached Exhibit A, incorporated by reference to this document.

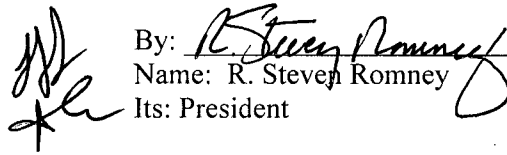
SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all “Table A” items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

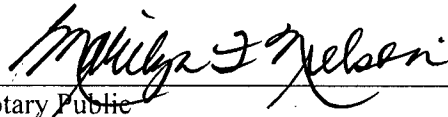
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed and caused it to be effective this 13 day of August, 2019.

**GRANTOR:** SUBURBAN LAND RESERVE, INC.  
a Utah corporation

By:   
Name: R. Steven Romney  
Its: President

STATE OF UTAH                    )  
  : ss.  
COUNTY of SALT LAKE        )

On this 13 day of August, 2019, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

  
Notary Public



## Exhibit A

A parcel of land situated in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

## Parcel A:

Beginning at the Southeast Corner of Parcel A of the Jordan Promenade Subdivision Village 1 Phase 1, said point lies North 89°57'40" West 620.820 feet along the Section Line and North 661.911 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel A the following (11) courses: 1) North 274.810 feet; 2) North 21°04'08" West 50.510 feet; 3) North 44°59'53" West 108.930 feet; 4) North 89°59'47" West 263.820 feet; 5) North 232.790 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'57" East, Chord: North 45°00'07" East 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 89°59'47" East 288.620 feet; 8) North 02°57'22" East 188.080 feet; 9) North 150.140 feet; 10) North 07°44'33" East 103.440 feet; 11) North 89°59'47" West 503.225 feet to the East right-of-way line of Riverside Drive; thence along said East right-of-way line North 00°00'13" East 777.142 feet; thence North 88°32'39" East 559.637 feet to a point on a 950.000 foot radius tangent curve to the right, (radius bears South 01°27'21" East, Chord: South 73°44'34" East 578.074 feet); thence along the arc of said curve 587.385 feet through a central angle of 35°25'34"; thence South 56°01'47" East 542.961 feet to a point on a 680.000 foot radius tangent curve to the left, (radius bears North 33°58'13" East, Chord: South 63°18'57" East 172.478 feet); thence along the arc of said curve 172.944 feet through a central angle of 14°34'19"; thence North 86°58'39" West 63.191 feet; thence North 86°40'01" West 182.150 feet; thence South 33°58'37" West 22.020 feet to a point on a 120.500 foot radius tangent curve to the left, (radius bears South 56°01'23" East, Chord: South 22°38'53" West 47.343 feet); thence along the arc of said curve 47.653 feet through a central angle of 22°39'29"; thence North 78°40'52" West 59.000 feet to a point on a 179.500 foot radius non tangent curve to the right, (radius bears South 78°40'52" East, Chord: North 14°48'12" East 21.819 feet); thence along the arc of said curve 21.833 feet through a central angle of 06°58'08"; thence North 56°01'47" West 66.804 feet; thence North 86°40'01" West 179.429 feet; thence North 86°45'49" West 488.030 feet; thence South 04°00'00" West 929.873 feet; thence South 19°59'53" East 409.515 feet to a Northwesterly Corner of Lot 1 of the Saratoga Springs Sports Complex subdivision; thence along said Lot 1 South 00°00'02" East 80.469 feet; thence West 206.543 feet to the point of beginning.

Property contains 24.251 acres.

*Cked by JJB 19 August 2019*

A parcel of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

## Parcel B:

Beginning at a Northeasterly Corner of Parcel B of the Jordan Promenade Subdivision Village 1 Phase 1, being a point on a 16.000 foot radius non tangent curve to the right, (radius bears North 89°59'25"

West, Chord: South 45°00'17" West 22.626 feet), said point that lies North 89°57'40" West 1235.814 feet along the Section Line and North 1380.286 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel B the following (10) courses: 1) along the arc of said curve 25.131 feet through a central angle of 89°59'25"; 2) North 89°59'47" West 92.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 00°00'05" East, Chord: North 44°59'51" West 16.971 feet); 3) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 4) North 89°59'47" West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'51" West, Chord: South 45°00'13" West 16.971 feet); 5) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 6) North 89°59'47" West 186.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 00°00'05" East, Chord: North 44°59'51" West 16.971 feet); 7) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 8) North 89°59'47" West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'51" West, Chord: South 45°00'13" West 16.971 feet); 9) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 10) North 89°59'47" West 164.982 feet; thence North 501.004 feet; thence North 89°59'47" West 26.227 feet; thence North 00°00'13" East 194.001 feet; thence South 89°59'47" East 343.593 feet; thence South 86°46'31" East 276.845 feet; thence East 31.241 feet to the West right-of-way line of Riverside Drive; thence along said West right-of-way line South 00°00'13" West 663.452 feet to the point of beginning.

Property contains 9.992 acres.

*Cked by JJB 19 August 2019*

