

When recorded mail to (Tax Mailing Address):

Perry Homes Utah, Inc.
17 East Winchester St., #200
Salt Lake City, UT 84107
MTC File No. 278338

WARRANTY DEED

Perry Land Investments, LLC, a Utah limited liability company, GRANTOR, for good and valuable consideration, hereby conveys and warrants to

Perry Homes Utah, Inc., a Utah corporation

as GRANTEE, the following real property located in Davis County, State of Utah, described as:

See attached Exhibit "A"

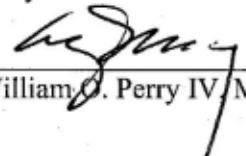
Tax Parcel No. 11-090-0019, 11-090-0039, 11-090-0040

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantor has executed this instrument this 16 day of September, 2019.

Perry Land Investments, LLC, a Utah limited liability company

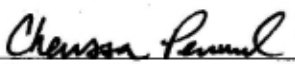


William O. Perry IV, Manager

ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.

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

The foregoing instrument was acknowledged before me this 16 day of September, 2019, by William O. Perry IV, as Manager of Perry Land Investments, LLC, a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.



Notary Public

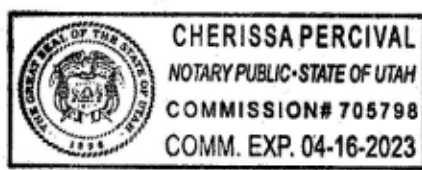


Exhibit "A"

A parcel of land lying and situate in the East Half of Section 31 and the West half of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah. Basis of Bearing for subject parcel being North 00°05'30" East per Davis County Surveyor, between the found Davis County brass monuments at the Southeast Corner and the East Quarter Corner of said Section 31. Subject parcel being more particularly described as follows:

Beginning at the southwesterly corner of said entire parcel, said point being N00°05'30"E 723.73 feet along the section line and N89°54'30"W 726.44 feet from the Southeast Corner of said Section 31, and running thence N39°20'06"W 1,683.38 feet along the southwesterly line as established by Boundary Line Agreements as recorded in the Office of the Davis County Recorder as Entry #1880283 & Entry #1880289 to the southeasterly line of Kayscreek Estates Phase One - "A" P.R.U.D. Subdivision, recorded as Entry #1336168 in Book 2154 Page 245, in the Office of the Davis County Recorder; thence along the boundary of said Kayscreek Estates Phase One - "A" P.R.U.D. Subdivision the following five (5) courses, (1) N49°27'50"E 220.90 feet; thence (2) N49°38'35"E 1,321.08 feet; thence (3) S39°43'04"E 725.45 feet; thence (4) N50°54'23"E 258.79 feet; thence (5) N39°16'15"W 733.49 feet to the southeasterly line of Kayscreek Estates Phase Four "A" P.R.U.D. Subdivision, recorded as Entry #1465941 in Book 2404 Page 396, in the Office of the Davis County Recorder; thence N49°46'35"E 249.52 feet along said southeasterly line to the southwesterly line of Havenwood Estates Subdivision, recorded as Entry #2364042 in Book 4530 Page 509, in the Office of the Davis County Recorder; thence along said southeasterly line the following two (2) courses, (1) S39°43'12"E 938.35 feet; thence (2) S39°29'11"E 2.30 feet to the northwesterly line of Ashwood Estates Cluster Subdivision Phase 2, recorded as Entry #2292387 in Book 4333 Page 1629, in the Office of the Davis County Recorder; thence along the boundary line of said Ashwood Estates Cluster Subdivision Phase 2 the following two (2) courses, (1) S50°39'54"W 500.36 feet; thence (2) S39°32'48"E 198.71 feet to the northwesterly line of Schick Farm Cluster Subdivision Phase 9, recorded as Entry #2110828 in Book 1212 Page 3883, in the Office of the Davis County Recorder; thence along the boundary line of said Schick Farm Cluster Subdivision Phase 9 the following three (3) courses, (1) S50°27'07"W 300.00 feet; thence (2) S39°32'48"E 384.00 feet; thence (3) S50°27'07"W 226.06 feet to the northeasterly line of Bonneville Lane Church Subdivision, recorded as Entry #2743919 in Book 5779, Page 1115 in the Office of the Davis County Recorder; thence along the boundary line of said Bonneville Lane Church Subdivision the following five (5) courses, (1) N39°32'52"W 96.72 feet; thence (2) along the arc of a curve to the right with a radius of 500.00 feet a distance of 99.82 feet through a central angle of 11°26'19" Chord: N33°49'43"W 99.66 feet; thence (3) S61°53'27"W 55.00 feet; thence (4) S50°26'59"W 336.02 feet; thence (5) S39°32'52"E 400.00 feet to the proposed northwesterly right of way line of Schick Lane; thence along said northwesterly right of way line the following seven (7) courses, (1) S50°26'59"W 438.39 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.62 feet through a central angle of 90°12'54" Chord: N84°26'34"W 21.25 feet; thence (3) S50°39'54"W 27.50 feet; thence (4) S39°20'08"E 0.32 feet; thence (5) S50°39'54"W 27.50 feet; thence (6) Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S50°39'54"W) a distance of 23.51 feet through a central angle of 89°47'06" Chord: S05°33'27"W 21.17 feet; thence (7) S50°26'59"W 135.06 feet to the point of beginning. [Contains: 58.60 acres+/-]

LESS AND EXCEPTING THE FOLLOWING:

A parcel of land lying and situate in the Southeast Quarter of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah. Basis of Bearing for subject parcel being North 00°05'30" East per Davis County Surveyor, between the found Davis County brass monuments at the Southeast Corner and the East Quarter Corner of said Section 31. Subject parcel being more particularly described as follows:

Beginning at the southwesterly corner of said entire parcel, said point being N00°05'30"E 723.73 feet along the section line and N89°54'30"W 726.44 feet from the Southeast Corner of said Section 31, and running thence N39°20'06"W 304.63 feet along the southwesterly line as established by Boundary Line Agreements as recorded in the Office of the Davis County Recorder as Entry #1880283 & Entry #1880289; thence N50°29'52"E 431.21 feet; thence S39°35'39"E 304.26 feet to the proposed northwesterly right of way line of Schick Lane; thence along said northwesterly right of way line the following seven (7) courses, (1) S50°26'59"W 212.53 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.62 feet through a central angle of 90°12'54" Chord: N84°26'34"W 21.25 feet; thence (3) S50°39'54"W 27.50 feet; thence (4) S39°20'08"E 0.32 feet; thence (5) S50°39'54"W 27.50 feet; thence (6) Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S50°39'54"W) a distance of 23.51 feet through a central angle of 89°47'06" Chord: S05°33'27"W 21.17 feet; thence (7) S50°26'59"W 135.06 feet to the point of beginning. [Contains: 130,567 square feet or 3.00 acres+/-]

Tax Parcel No. 11-090-0019, 11-090-0039 and 11-090-0040