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2/28/2019 4:26:00 PM \$21.00
Book - 10756 Pg - 9151-9156
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
Toll Southwest, LLC
8767 East Via de Ventura, Suite 390
Scottsdale, AZ 85258

Parcel Identification Numbers:
32-12-476-041 and 33-07-326-012

(Space Above For Recorder's Use)

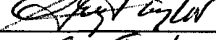
SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, ROSECREST COMMUNITIES, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to Toll Southwest LLC, a Delaware limited liability company ("Grantee"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Salt Lake, State of Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein, subject, however, to current real property taxes and assessments for calendar year 2019 and also subject to the matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein.

Dated this 28 day of February, 2019

GRANTOR:

ROSECREST COMMUNITIES, LLC,
a Utah limited liability company
By: *RE Management, LLC, Manager*

By: 
Name: Greg Taylor
Title: Manager

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

The foregoing instrument was acknowledged before me this 28 day of February, 2019, by Greg Taylor, in his capacity as the manager of RE Mat LLC of ROSECREST COMMUNITIES, LLC, a Utah limited liability company. manager

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:
7.31.21



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

Proposed ROSECREST PLAT S PHASE 3B, being more particularly described as follows:

Beginning at a point on the North right-of-way line of Juniper Crest Road, as established per the Juniper Crest Road Roadway Dedication as recorded in the office of the Salt Lake County Recorder as Entry No. 12524370 in Book 2017 at Page 91, said point being South 89°16'06" East 806.46 feet along the section line North 123.97 feet from the monument located at the Southeast corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian and running thence Southwesterly 5.03 feet along the arc of an 892.00 foot radius curve to the right through a central angle of 00°19'22" (Long Chord Bears South 84°11'00" West 5.03 feet) along the North line of Juniper Crest Road; thence North 10°42'19" West 250.13 feet; thence North 89°24'56" West 887.09 feet to the East right-of-way line of Juniper Bend Drive; thence North 00°35'04" East 74.50 feet to a point of curvature; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 45°35'04" East 35.36 feet); thence North 00°35'04" East 30.00 feet to a point of curvature; thence Northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 44°24'56" West 35.36 feet); thence North 00°35'04" East 65.50 feet; thence South 89°24'56" East 100.00 feet; thence South 00°35'04" West 90.50 feet; thence South 89°24'56" East 75.00 feet to a point of curvature; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 45°35'04" East 35.36 feet); thence South 89°24'56" East 30.00 feet to a point of curvature; thence Southeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 44°24'56" East 35.36 feet); thence South 89°24'56" East 150.00 feet to a point of curvature; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 45°35'04" East 35.36 feet); thence South 89°24'56" East 30.00 feet to a point of curvature; thence Southeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 44°24'56" East 35.36 feet); thence South 89°24'56" East 156.73 feet; thence North 84°52'26" East 58.10 feet to a point of curvature; thence Northeasterly 41.70 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 95°34'45" (Long Chord Bears North 37°05'04" East 37.03 feet); thence North 79°17'41" East 30.00 feet; thence South 10°42'19" East 9.19 feet to a point of curvature; thence Southeasterly 19.36 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 44°21'43" (Long Chord Bears South 32°56'43" East 18.88 feet) to a non-tangent curve; thence Northeasterly 56.44 feet along the arc of a 595.00 foot radius curve to the left through a central angle of 05°26'07" (Long Chord Bears North 86°00'44" East 56.42 feet, Center Bears North 06°42'19" West); thence North 83°17'41" East 21.39 feet; thence North 36°17'41" East 21.18 feet; thence North 72°58'07" East 5.04 feet to the West right-of-way line of Juniper Trail Drive, as established per the Juniper Trail Drive Road Dedication as recorded in the office of the Salt Lake County Recorder as Entry No. 12694071 in Book 2018 at Page 10; thence along the said West right-of-way line the following five (5) courses:

A-1

4844-5570-3360 v1

BK 10756 PG 9153

Southwesterly 32.81 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 93°58'57" (Long Chord Bears South 36°17'41" West 29.25 feet), South 13°38'44" East 54.40 feet, Southeasterly 30.02 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 86°00'00" (Long Chord Bears South 53°42'19" East 27.28 feet), South 10°42'19" East 330.83 feet to the point of beginning.

PARCEL 2:

Proposed ROSECREST PLAT S PHASE 3C, being more particularly described as follows:

Beginning at a point on the North right-of-way line of Juniper Crest Road, as established per the Juniper Crest Road Roadway Dedication as recorded in the office of the Salt Lake County Recorder as Entry No. 12524370 in Book 2017 at Page 91, said point being South 89°16'06" East 801.45 feet along the section line North 123.40 feet from the monument located at the Southeast corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian and running thence along the said North right-of-way line the following two (2) courses: Southwesterly 97.08 feet along the arc of an 892.00 foot radius curve to the right through a central angle of 06°14'08" (Long Chord Bears South 87°27'45" West 97.03 feet), North 89°25'11" West 704.81 feet to the section line and the North right-of-way line of Juniper Crest Road, as established per the Rosecrest Plat T as recorded in the office of the Salt Lake County Recorder as Entry No. 9898750 in Book 2006 at Page 327; thence North 89°25'01" West 102.36 feet along the said North right-of-way line per Rosecrest Plat T to a point of curvature; thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 90°00'05" (Long Chord Bears North 44°24'58" West 28.28 feet); thence North 00°35'04" East 76.12 feet to a point of curvature; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 45°35'04" East 35.36 feet); thence North 21°13'01" West 32.31 feet to a point of curvature; thence Northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 44°24'56" West 35.36 feet); thence North 00°35'04" East 74.50 feet; thence South 89°24'56" East 887.09 feet; thence South 10°42'19" East 250.12 feet to the point of beginning.

PARCEL 3:

A right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded as Entry No. 11336225 in Book 9992 at Page 8551.

PARCEL 4:

A non-exclusive easement for access as disclosed in that certain Declaration of Access Easement, dated December 21, 2018 and recorded December 21, 2018 as Entry No. 12907720 in Book 10740 at Page 6895.

Tax Id No.: 32-12-476-041 and 33-07-326-012

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

1. Claim, right, title or interest to water or water rights whether or not shown by the public records.
2. Easements, notes and restrictions as shown on the proposed plats for Rosecrest Plat S Phases 3B and 3C.
3. Easements in favor of South Valley Sewer District, a body politic of the State of Utah for perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded January 7, 2019 as Entry No. 12914382 in Book 10744 at Page 475.
4. Terms and conditions of that certain Declaration of Access Easement, dated December 21, 2018 and recorded December 21, 2018 as Entry No. 12907720 in Book 10740 at Page 6895.
5. An Amended and Restated Master Development Agreement for Rosecrest Master Plan Community Between the City and South Farms, LLC and Rosecrest, Inc., recorded January 28, 2009 as Entry No. 10608304 in Book 9679 at Page 97. (Amendment - Part 1, Amendment - Part 2)

Second Amendment to the Master Development Agreement for the Rosecrest Master Planned Community, recorded September 18, 2017 as Entry No. 12618109 in Book 10599 at Page 6054.

6. Protective Covenants, Conditions and Restrictions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate Title 42, USC 3604. Recorded February 21, 2012 as Entry No. 11336225 in Book 9992 at Page 8551.

Amended December 13, 2016 as Entry No. 12433050 in Book 10510 at Page 5326. (affects Parcel 2)

Amended September 4, 2018 as Entry No. 12842409 in Book 10709 at Page 3563. (affects Parcel 1)

Amended December 28, 2018 as Entry No. 12910492 in Book 10742 at Page 1053.

7. Amended and Restated Declaration of Covenants, Conditions and Restrictions (with Amended and Restated Association Bylaws) for Juniper Bend (Plat S), recorded June 11, 2018 as Entry No. 12788605 in Book 10682 at Page 8661.

Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, recorded October 22, 2018 as Entry No. 12871985 in Book 10723 at Page 6540.

Amended December 28, 2018 as Entry No. 12910493 in Book 10742 at Page 1057.

8. Subject to the following matters disclosed on that certain survey prepared by Perigee Consulting, having been certified under the date of January 3, 2019, by Marshall D. Byrd, a Registered Land Surveyor holding License No. 6390728:

a. Various utility facilities found within Parcels 1 and 2.