

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

Lennar Homes of Utah, Inc.
Attn: Seth Townsend, VP Land Acquisition
1099 South Jordan Pkwy
South Jordan, UT 84095

Tax Parcel Identification Numbers: See Exhibit A

148074-CAF
12-003-0038
12-004-0027
12-004-0031

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“Grantor”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto **LENNAR HOMES OF UTAH, INC.**, a Delaware corporation (“Grantee”), whose address is 1099 South Jordan Parkway, South Jordan, Utah 84095, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

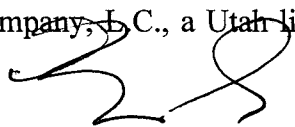
The foregoing conveyance is subject only to those exceptions set forth on Exhibit “B” attached hereto.

[Signature on following page]

WITNESS, the hand of said Grantor, this 29th day of October, 2021.

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company



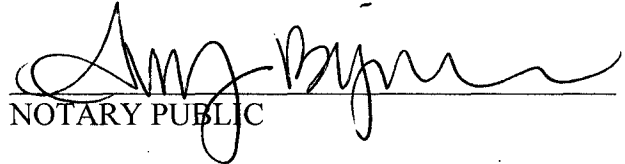
By:

Name: Brian Gochman

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 29 day of October, 2021, personally appeared before me Brian Gochman who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.


NOTARY PUBLIC

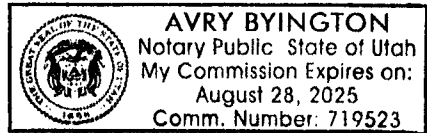


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

THE FOLLOWING PROPERTY LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N00°06'11"W 2,367.76 feet along the Section line and S89°53'49"W 693.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence northwesterly along the arc of a 15.00 feet radius non-tangent curve to the left (radius bears: West) 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 466.42 feet; thence N00°00'01"E 114.40 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: N03°53'28"E 67.86 feet; thence N07°46'55"E 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: N03°53'28"E 67.86 feet; thence North 683.27 feet to a the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132:1998 in the Utah County Recorder's Office; thence along said southerly line S89°54'26"E 470.42 feet; thence South 960.42 feet to the point of beginning.

Tax Id12-003-0038, 12-004-0027 and 12-004-0031
No.:

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date this Deed is recorded.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2021 were not assessed under Parcel No. 12-003-0038 because of ownership by a tax-exempt entity. (affects this and other land)

Taxes for the year 2021 are a lien now due and payable in the amount of \$13,777.63 but will not become delinquent until November 30, 2021 under Parcel No. 12-004-0027. (affects this and other land) Taxes for the year 2020 have been paid under Parcel No. 12-004-0027. (affects this and other land)

Taxes for the year 2021 were not assessed under Parcel No. 12-004-0031 because of ownership by a tax-exempt entity. (affects this and other land) The Land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the taxing year.

10. The herein described Land is located within the boundaries of Highland City, North Utah County Water Conservancy District, Timpanogos Special Service District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

13. The rights of the public and others entitled thereto, to use for street and incidental purposes any portion of the Land lying within the bounds of Cedar Hills Drive (also known as 10100 North Street).

14. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

15. Intentionally deleted. by Title Company.

16. Subject to the following matters disclosed on that certain survey prepared by Focus Engineering, having been certified under the date of September 2, 2021, as Job No. 21-0438, by Evan J. Wood, a Professional Land Surveyor holding License No. 183395:

- a. Existing utilities, including but not limited to: irrigation line and box; sanitary sewer line; and manhole located on and across the Land without recorded easements.
- b. Existing fence not located on land line.

17. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview recorded June 22, 2021 as Entry No. 111864:2021, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Supplemented to Master Declaration of Covenants, Conditions, and Restrictions, and Reservations of Easement for Ridgeview Pod B in Highland, Utah, recorded October 28, 2021 as Entry No. 183626:2021.

4881-5539-7121, v. 2