

**When Recorded Return To:**

Lennar Homes of Utah, LLC.  
111 E Segoe Lily Dr #150  
Sandy, UT 84070  
Attention: Seth Townsend

Assessor's Parcel Number: 55-988-(0769-0771, 0774-0776)

UW-13328

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**SPECIAL WARRANTY DEED**

**SUNRISE 3, LLC**, a Utah limited liability company ("**Grantor**"), hereby conveys and warrants against all who claim by, through, or under the Grantor, to **LENNAR HOMES OF UTAH, LLC**, a Delaware limited liability company (as successor-in-interest by conversion to Lennar Homes of Utah, Inc., a Delaware corporation) ("**Grantee**"), whose mailing address is 111 E Segoe Lily Dr #150, Sandy, Utah 84070, Attention: Seth Townsend, for the sum of \$10.00 and other good and valuable consideration the real property located in Utah County, State of Utah, and more particularly described on **Exhibit A** ("**Property**") attached hereto and incorporated herein by reference.

TOGETHER WITH (a) buildings, fixtures, and improvements thereon, if any, and (b) any and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, rights and appurtenances benefiting, appertaining, or belonging to the Property, including, without limitation, any and all streets and roads (whether opened or proposed) abutting the Property, water or water rights and stock evidencing any such water rights, and oil, gas, or other minerals laying under the Property.

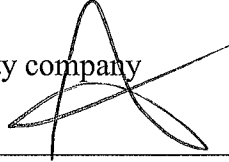
SUBJECT ONLY TO the exceptions contained on the attached **Exhibit B** ("**Permitted Exceptions**").

*[Signatures on Next Page.]*

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of October 10, 2022.

**GRANTOR:**

**SUNRISE 3, LLC,**  
a Utah limited liability company

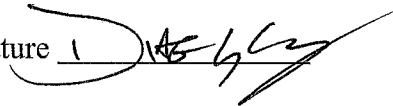
By: \_\_\_\_\_ 

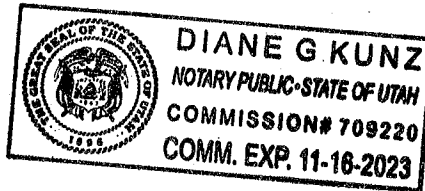
By: Nathan D. Shipp

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

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2022,  
by Nathan D. Shipp the Manager of Sunrise 3, LLC, a Utah limited liability company.

WITNESS my hand and official seal.

Signature 



**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**DESCRIPTION OF PROPERTY**

The real property referenced in the foregoing instrument is located in Utah County, Utah and is more particularly described as:

Lots 769-771, 774-776, Plat "E-6", WILDFLOWER VILLAGE 1 (NORTH) SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah.

(The following is for informational purposes only: Tax ID No. 55-988-(0769-0771, 0774-0776)

**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Said Property is included within the boundaries of Saratoga Springs City; Saratoga Springs Community Development; North Pointe Solid Waste District; Utah Valley Dispatch; Utah County Service Area 8; Utah Valley Road Special Service District and is subject to the charges and assessments thereof.
2. Covenants, Conditions, Restrictions and/or Easements, except those based on Race, Color, Creed or National Origin, contained in Instrument dated December 31, 2012, and recorded December 31, 2012, as Entry No. 115824:2012, of Official Record.  
Amendment to said Covenants dated March 14, 2017, and recorded March 15, 2017, as Entry No. 25291:2017, of Official Records.
3. Covenants, Conditions, Restrictions and/or Easements, except those based on Race, Color, Creed or National Origin, contained in Instrument dated December 11, 2020, and recorded December 11, 2020, as Entry No. 198104:2020, of Official Record
4. Ordinance No. 5-11-99-1, dated May 11, 1999, and recorded June 2, 1999, as Entry No. 64973 in Book 5108 at Page 344, of Official Records.
5. Sewer System Development and Cost Sharing Agreement, dated 8/13/19, and recorded November 1, 2019, as Entry No. 113409:2019, of Official Records.
6. Master Declaration of Covenants, Conditions, and Restrictions for Wildflower a Master Planned Community in Utah County, dated February 23, 2018, and recorded February 23, 2018, as Entry No. 17973:2018, of Official Records.  
First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, recorded December 11, 2020, as Entry No. 198101:2020, of Official Records.  
Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Wildflower, dated August 30, 2022, and recorded September 22, 2022, as Entry No. 102819:2022, of Official Records.
7. Memorandum of Purchase Agreement between Sunrise 3, LLC, a Utah limited liability company, as Seller, and CalAtlantic Homes of Utah, Inc., a Delaware corporation, as Buyer, dated January 15, 2018, and recorded January 18, 2018 as Entry No. 5766:2018.
8. Memorandum of Purchase Agreement between Sunrise 3, LLC, a Utah limited liability company, as Seller, and CalAtlantic Homes of Utah, Inc., a Delaware corporation, as Buyer, dated January 15, 2018, and recorded January 18, 2018 as Entry No. 5767:2018.
9. Amended and Restated Master Development Agreement for Wildflower Master Planned Community, dated December 17, 2019, and recorded November 10, 2020, as Entry No. 178066:2020, of Official Records.
10. Easements as disclosed on the Wildflower Village 1 (North), Plat "E-6" recorded plat.
11. Notice of Reinvestment Fee Covenant, dated August 30, 2022, and recorded September 22, 2022, as Entry No. 102820:2022, of Official Records.