

**WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:**

Century Land Holdings of Utah, LLC  
c/o Century Communities, Inc.  
8390 E. Crescent Parkway, Suite 650  
Greenwood Village, CO, 80111  
Attn: Legal Department

13540950  
1/22/2021 1:35:00 PM \$40.00  
Book - 11103 Pg - 7903-7906  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

*CT-115180-CAF*  
Tax Parcel Nos. 20-26-326-049, 20-26-326-048, 20-26-326-047, 20-26-326-046, 20-26-326-045, 20-26-326-044, 20-26-326-043, 20-26-326-042, 20-26-326-041, 20-26-326-040, 20-26-326-039, 20-26-326-038, 20-26-326-037, 20-26-326-036, 20-26-326-035, 20-26-326-034, 20-26-326-033, 20-26-326-032, 20-26-326-031, 20-26-326-030, 20-26-326-029, 20-26-326-028, 20-26-326-027, 20-26-326-026, 20-26-327-001, 20-26-327-002, 20-26-327-003, 20-26-327-004, 20-26-327-005, 20-26-327-006, 20-26-327-007, 20-26-328-006, 20-26-328-005, 20-26-328-004, 20-26-328-003, 20-26-328-002, 20-26-328-001, 20-26-328-007, 20-26-328-008, 20-26-328-009, 20-26-328-010, 20-26-328-011, 20-26-328-012, 20-26-328-013, 20-26-328-014, 20-26-329-013, 20-26-329-012, 20-26-329-011, 20-26-329-010, 20-26-329-009, 20-26-329-008, 20-26-329-007, 20-26-329-006, 20-26-329-005, 20-26-329-004, 20-26-329-003, 20-26-329-002, 20-26-329-001, 20-26-329-014, 20-26-329-015, 20-26-329-016, 20-26-329-017, 20-26-329-018, 20-26-329-019, 20-26-329-020, 20-26-329-021, 20-26-329-022, 20-26-329-023, 20-26-329-024, 20-26-329-025, 20-26-329-026, 20-26-329-027, 20-26-329-028, 20-26-329-029 and 20-26-329-030

**SPECIAL WARRANTY DEED**

CW COPPER RIM 1, LLC, a Utah limited liability company, Grantor, of Centerville, Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, of 2989 Maple Loop Drive, Suite 110, Lehi, Utah 84043, the following described real property which is located in Salt Lake County, Utah, and is more particularly described as follows:

See the attached Exhibit "A," which is incorporated herein; and

Subject only to the permitted exceptions set forth in Exhibit "B" hereto, which is incorporated herein.

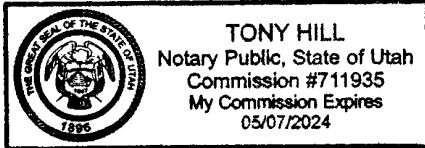
Dated as of the 21 day of January, 2021.


CW COPPER RIM 1, LLC,  
a Utah limited liability company

By: *Colin H. Wright*  
Name: *Colin H. Wright*  
Title: *Manager*

State of UTAH )  
 :SS  
County of DAVIS )

The foregoing instrument was acknowledged before me this 21 day of January, 2021, by COLIN H. WRIGHT, MANAGER of CW COPPER RIM 1, LLC, a Utah limited liability company.



  
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Notary Public  
Residing at: KANSVILLE, UTAH  
My commission expires: 5/7/2024

**Exhibit A**

**Legal Description – Real Property**

All of Lots 201 through 231, inclusive, and 236 through 279, inclusive, COPPER RIM - PHASE 2, according to the official plat thereof recorded December 18, 2020 as Entry No. 13503541 in Book 2020P at Page 297 in the office of the Salt Lake County Recorder.

**Exhibit B**

Permitted Exceptions

1. Taxes for the year 2021, a lien not yet due or payable.
2. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. 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 in Schedule B. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Master Development Agreement for Copper Rim by and among West Jordan City, a municipality and political subdivision of the State of Utah and CW Land Co., LLC, a Utah limited liability company, dated November 7, 2018 and recorded November 27, 2018 as Entry No. 12892584 in Book 10733 at Page 4678.
6. Terms and conditions of the Declaration and Grant of Water Line Easement recorded April 2, 2015 as Entry No. 12023110 in Book 10311 at Page 5547.  
  
Amended December 16, 2020 as Entry No. 13500156 in Book 11081 at Page 2975.
7. Perpetual Slope Easement in favor of the City of West Jordan, a municipal corporation and political subdivision of the State of Utah recorded August 6, 2020 as Entry No. 13353047 in Book 10994 at Page 2414. (affects Lots 201, 249, 250 and 279)
8. Easements, notes and restrictions as shown on the recorded plat for Copper Rim - Phase 2, recorded December 18, 2020 as Entry No. 13503541 in Book 2020P at Page 297.
9. 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 recorded August 25, 2020 as Entry No. 13372970 in Book 11005 at Page 9439, 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.

First Amendment to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Copper Rim, recorded January 19<sup>th</sup>, 2021 as Entry No. 13537335 in Book 11101 at Page 6538

Notice of Reinvestment Fee Covenant in favor of Copper Rim Master Association, Inc., dated January 14, 2021 and recorded January 19<sup>th</sup>, 2021 as Entry No. 13537336 in Book 11101 at Page 6546