

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:  
Toll Southwest, LLC  
8767 East Via de Ventura  
Suite 390  
Scottsdale, AZ 85258  
144125-DMF

13681636  
6/3/2021 4:54:00 PM \$40.00  
Book - 11185 Pg - 2589-2591  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Tax Id No.: 26-26-401-013 and 26-26-251-009

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is acknowledged, FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company ("Grantor") hereby conveys and warrants to Toll Southwest LLC, a Delaware limited liability company whose address is 8767 East Via de Ventura, Suite 390, Scottsdale, AZ 85258 ("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 2021 and also subject to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

Dated this 3<sup>rd</sup> day of June, 2021

**GRANTOR:**

FORT HERRIMAN CROSSING, L.L.C.,  
a Utah limited liability company

By:   
Name: Kirk Young  
Title: Manager

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

The foregoing instrument was acknowledged before me this 3 day of June, 2021, by KIRK YOUNG, in his capacity as the MANAGER of FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company.

  
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NOTARY PUBLIC  
Residing at: Salt Lake County

My Commission Expires:

10/18/22



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

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

PARCEL 1:

Beginning at a point being North 89°59'00" West 1,460.37 feet along the section line and South 2,268.90 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'46" West 603.67 feet; thence South 89°58'07" West 281.80 feet; thence North 00°01'53" West 644.37 feet; thence Northeasterly 1.71 feet along the arc of a 120.00 foot radius curve to the left (center bears North 09°36'34" West and the chord bears North 79°58'56" East 1.71 feet with a central angle of 00°49'00"); thence Southeasterly 180.74 feet along the arc of a 380.00 foot radius curve to the right (center bears South 10°25'34" East and the chord bears South 86°48'00" East 179.04 feet with a central angle of 27°15'08"); thence South 73°10'26" East 106.57 feet to the point of beginning.

PARCEL 2:

Beginning at a point being North 89°59'00" West 1,460.68 feet along the section line and South 2,872.81 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'46" West 683.01 feet; thence South 89°57'57" West 281.07 feet; thence North 00°01'53" West 683.02 feet; thence North 89°58'07" East 281.80 feet to the point of beginning.