

14300002 B: 11524 P: 9460 Total Pages: 3  
10/15/2024 09:54 AM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TOWN & COUNTRY TITLE SERVICES  
4908 TOWER ROAD DENVER, CO 80249

### **SPECIAL WARRANTY DEED**

THIS DEED, made this 7th day of October, 2024, is between **DOMAIN TIMBERLAKE MULTISTATE, LLC**, a Delaware limited liability company, ("Grantor"), and **CLAYTON PROPERTIES GROUP, INC**, a Tennessee corporation ("Grantee"), whose street address is 590 Madison Avenue, 13<sup>th</sup> Floor, New York, NY 10022.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, the real property (the "Property"), together with improvements, if any, situate, lying and being in the Counties of Salt Lake and Utah, State of Utah, as more particularly described as follows:

See Exhibit "A", attached hereto and incorporated herein by this reference;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and any and all easements or right to use easements relating to the Property and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any statutory exceptions incorporated herein by this reference.

[signature page follows]

IN WITNESS WHEREOF, this Deed is effective as of the date first set forth above.

**DOMAIN TIMBERLAKE MULTISTATE, LLC,**  
a Delaware limited liability company

By: Domain Timberlake Holdings, LLC  
Its: Manager

By: *Houdin Honarvar*  
Name: Houdin Honarvar  
Title: Authorized Signatory

State of New York )  
 )  
County of New York )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of October, 2024, by Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate, LLC, a Delaware limited liability company, on behalf of the company.

*Josephine G. Cimino*  
Notarial Public, State of New York  
Name: Josephine G. Cimino  
My Commission Expires: 7-5-2028

[Seal]

JOSEPHINE G CIMINO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CT0026551  
Qualified in Nassau County  
My Commission Expires 7-5-2028

**Exhibit A to Special Warranty Deed**

(Legal Description)

PARCEL 1

LOTS 470 THROUGH 475, INCLUSIVE, AND LOTS 486 THROUGH 489, INCLUSIVE, DAYBREAK VILLAGE 7 PLAT 4, Amending a Portion of Lot 100-A of the Daybreak Village 7 Subdivision Amended, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on May 12, 2022 as Entry No. 13950994 in Book 2022P at Page 118.

PARCEL 2

LOTS 779 THROUGH 782, INCLUSIVE, LOTS 901 THROUGH 916, INCLUSIVE, LOTS 935 THROUGH 950, INCLUSIVE, AND LOTS 956 THROUGH 961, INCLUSIVE, WANDER PHASE F1 AMENDED #1, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 10, 2023 as Entry No. 44662:2023.