

180646-DMF

WHEN RECORDED RETURN TO:  
TRI POINTE HOMES

Attn: Bryon Prince; Ken Krivanec  
1260 Stringham Avenue, Suite 350  
Salt Lake City, Utah 84106

22-10-151-025

14322176 B: 11537 P: 2923 Total Pages: 3  
12/06/2024 02:44 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

### SPECIAL WARRANTY DEED

KMW Development L.L.C., a Utah limited liability company, c/o Woodbury Corporation, 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("Grantor"), hereby conveys and warrants to Tri Pointe Homes Holdings, Inc., a Delaware corporation ("Grantee"), subject to all matters of record, matters disclosed to, or discovered by Grantee prior to recordation of this deed, and matters ascertainable by Grantee through a survey or other physical inspection of the Property, only against all who claim by, through, or under the Grantor, for the sum of Ten and 00/100 Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

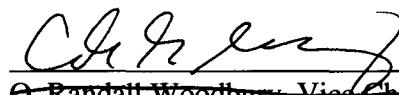
Effective this 6<sup>th</sup> day of December, 2024.

#### GRANTOR:

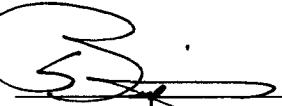
KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By:

  
O. Randall Woodbury, Vice Chairman/Curtis G. Woodbury, Secretary

By:

  
Jeffrey K. Woodbury, Senior Vice President  
Scott S. Bishop, President/CFO

By: MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

By:

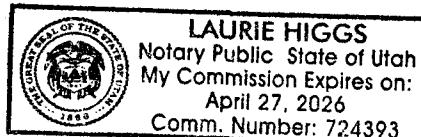
  
Steven Peterson, Manager

*[Acknowledgements Begin on Following Page]*

### ACKNOWLEDGEMENTS

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

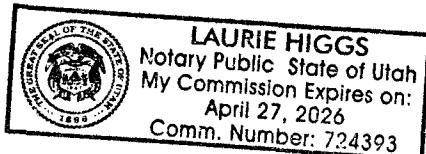
On the 31<sup>st</sup> day of December 2024, before me personally appeared Curtis G. Woodbury, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



*Laurie Higgs*  
Notary Public

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

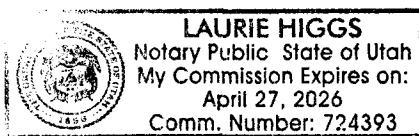
On the 31<sup>st</sup> day of December 2024, before me personally appeared Scott S. Bishop, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



*Laurie Higgs*  
Notary Public

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

On the 21<sup>st</sup> day of November 2024, before me personally appeared Steven Peterson, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



*Laurie Higgs*  
Notary Public

[End of Acknowledgements]

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

BLOCK G OF THE ROYAL HOLLADAY HILLS SUBDIVISION #2 SUBDIVISION PLAT  
RECORDED ON JUNE 25, 2021, AS RECORDED #13700581, AT BOOK 2021P, PAGE 171

*[End of Exhibit "A"]*  
*[End of Instrument]*