

14340297 B: 11546 P: 8701 Total Pages: 4  
01/28/2025 10:43 AM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: LENNAR TITLE - UTAH  
5505 BLUE LAGOON DR MIAMI, FL 331262029

WHEN RECORDED, RETURN TO:

Millrose Properties of Utah, LLC  
111 E Segoe Lily Drive, Suite 150  
Sandy, UT 84070

STATUTORY WARRANTY DEED

LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (“Grantor”), hereby conveys and warrants to MILLROSE PROPERTIES UTAH, LLC, a Utah limited liability company, with an address of 111 E Segoe Lily Drive, Suite 150, Sandy, Utah 84070 (“Grantee”), for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, the following described parcel of real property in Utah County, Utah (the “Property”), to wit:

SEE EXHIBIT A HERETO.

SUBJECT ONLY TO all matters of record.

In making this conveyance, Grantor hereby states and confirms in accordance with Section 10-9a-103(68)(c)(v) of the Utah Code that with respect to the portions of the Property that have not been subdivided, this conveyance (A) is in anticipation of future land use approvals on the Property; (B) does not confer any land use approvals; and (C) has not been approved by the applicable land use authority.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be signed effective January 27<sup>th</sup>, 2025.

GRANTOR:

LENNAR HOMES OF UTAH, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Bryson Fish  
Title: Division President

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2025, by Bryson Fish, as Div. President of Lennar Homes of Utah, LLC, a Delaware limited liability company.

[Signature]  
Notary Public

My commission expires: 01/30/28

Residing at: Salt Lake County

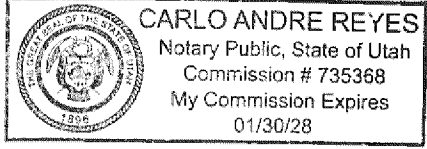


EXHIBIT A  
Legal Description

**LEGAL DESCRIPTION**  
**PREPARED FOR**  
**SIENNA HILLS II Phase 3**  
**CITY OF WEST JORDAN, UTAH**  
JANUARY 24, 2025  
22-0435  
(RM)(MPM)

**(WEST PARCEL)**

A part of the Southwest 1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Southwest Corner of 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 Salt Lake County Recorder's Office, said point being N89°43'41"E 1877.07 feet along the Section line and S00°16'19"E 1234.17 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; running thence along said plat the following three (3) courses: (1) N57°13'13"E 218.98 feet; (2) thence along the arc of a curve to the left with a radius of 648.75 feet a distance of 194.72 feet through a central angle of 17°11'51" Chord: N48°37'18"E 193.99 feet; (3) thence N40°01'22"E 218.54 feet; to the southwesterly boundary line of Sienna Hills II Phase 1 subdivision, according to the official plat thereof recorded May 01, 2024 as Entry No. 14234954 in book 2024P at page 111 in The Salt Lake County Recorder's Office; thence along said plat S49°58'38"E 80.00 feet; thence S40°01'22"W 218.50 feet; thence along the arc of a curve to the right with a radius of 729.00 feet a distance of 37.75 feet through a central angle of 02°58'02" Chord: S41°30'23"W 37.75 feet; thence along a line non-tangent to said curve, S47°00'36"E, a distance of 58.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S47°00'36"E) a distance of 22.61 feet through a central angle of 86°20'58" Chord: N86°09'53"E 20.53 feet; thence S50°39'38"E 169.79 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S05°39'38"E 21.21 feet; thence S39°20'22"W 65.00 feet; thence N50°39'38"W 80.00 feet; thence S39°20'22"W 45.00 feet; thence S45°43'02"W 43.50 feet; thence S49°32'49"W 108.10 feet; thence S57°13'13"W 113.83 feet; thence S32°46'47"E 6.59 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 16.46 feet through a central angle of 03°08'37" Chord: S34°21'05"E 16.46 feet; thence S57°13'13"W 80.45 feet to the easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line N32°46'47"W 308.05 feet to the point of beginning.

Containing 3.34 acres +/-  
28 Lots and 2 Parcels

***(EAST PARCEL)***

A part of the Southwest 1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Southwest Corner of SIENNA HILLS 2, PHASE 2 SUBDIVISION according to the official plat thereof recorded May 1, 2024 as Entry No. 14234954, in Book 2024P, at Page 111 in the Salt Lake County Recorder's Office, said point being N89°43'41"E 2454.37 feet along the Section line and S00°16'19"E 911.65 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; thence along said plat S50°39'38"E 246.47 feet; thence S39°20'22"W 110.96 feet; thence S50°39'38"E 15.52 feet; thence S39°20'22"W 76.00 feet; thence N50°39'38"W 249.04 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.74 feet through a central angle of 90°41'00" Chord: N05°19'08"W 21.34 feet; thence N40°01'22"E 171.80 feet to the point of beginning.

Containing 1.09 acres +/-  
16 Units, and 2 Parcels