

SPECIAL WARRANTY DEED

THIS DEED, made this 8th day of September, 2025, is between **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company, (“Grantor”), and **CLAYTON PROPERTIES GROUP, INC**, a Tennessee corporation (“Grantee”), whose street address is 4908 Tower Road, Denver, CO 80249

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 County of Salt Lake, 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 2, 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 4th day of September, 2025, by Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate 2, LLC, a Delaware limited liability company, on behalf of the company.


Notarial Public, State of New York
Name: Deborah Brazier
My Commission Expires: 05-13-2029

[Seal]

DEBORAH BRAZIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR0037248
Qualified in Suffolk County
My Commission Expires 05-13-2029

(DAYBREAK2 SWD)

Exhibit A to Special Warranty Deed

(Legal Description)

Lot 611, DAYBREAK VILLAGE 7 PLAT 5 AMENDING A PORTION OF LOT 100-A OF THE DAYBREAK VILLAGE 7 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 29, 2024 as Entry No. 14306478 in Book 2024P at Page 239.