

ENT 1447:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 08 03:21 PM FEE 40.00 BY LM
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Clayton Properties Group, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58:035:0149
NCS-847549PH10-jt

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(68)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of recording.

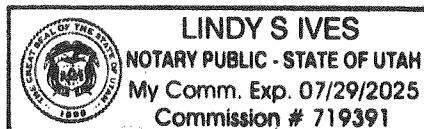
GRANTOR:

LAND RESERVE, INC., a Utah corporation,
f/k/a Suburban Land Reserve, Inc., a Utah
corporation

By: 
Name: Tyler L. Buswell *RB*
Its: President

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

On this 3 day of January, 2025, before me personally appeared Tyler Buswell, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



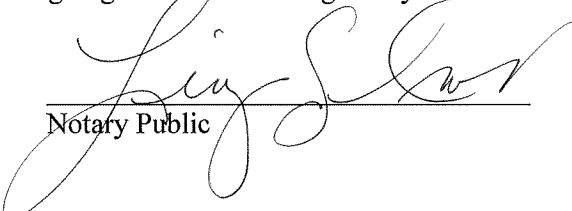

Notary Public

EXHIBIT A**Legal Description of the Property**

H3 Takedown

Beginning at a point on the East Right-of-Way Line of Redwood Road, said point lies North 89°57'40" West 2556.454 feet along the Section Line and North 4067.063 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Redwood Road the following (4) courses: 1) North 01°03'25" West 346.523 feet; 2) North 01°16'24" West 180.500 feet; 3) North 00°38'53" West 180.780 feet; 4) North 00°08'09" East 506.507 feet; thence North 89°44'46" East 30.001 feet; thence South 00°08'09" West 482.204 feet; thence East 160.291 feet to a point on a 71.000 foot radius non tangent curve to the right, (radius bears South 35°13'27" East, Chord: North 72°23'16" East 42.965 feet); thence along the arc of said curve 43.649 feet through a central angle of 35°13'27"; thence East 206.000 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 190.000 feet; thence East 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 113.937 feet; thence South 334.000 feet; thence West 125.937 feet; thence South 29.999 feet; thence East 99.875 feet; thence South 116.007 feet; thence South 00°00'14" West 59.000 feet; thence South 89°59'46" East 10.129 feet; thence South 186.807 feet; thence South 40°02'27" West 67.174 feet; thence South 17°35'15" East 92.965 feet to a Northerly Corner of Wander Phase F1; thence along said Wander Phase F1 the following (5) courses: 1) South 110.000 feet; 2) West 54.148 feet; 3) North 110.000 feet; 4) West 420.305 feet; 5) South 51°16'00" West 149.056 feet to the point of beginning.

Property contains 10.452 acres.