

WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO:
Toll Southwest, LLC
38 E Scenic Pointe Dr., Suite 100
Draper, UT 84020

ENT 15379 : 2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 03 04:45 PM FEE 44.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Parcel Identification Numbers:
68-109-0051; 68-109-0052; 68-109-0056;
68-109-0058; 68-109-0059; 68-109-0060;
68-109-0068; 68-109-0074; 68-109-0075;
68-109-0088; 68-109-0089; and 68-109-0090

180478 E DP

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

Highlands at Elk Ridge, LLC, a Utah limited liability company ("Grantor"), hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor to **Toll Southwest LLC**, a Delaware limited liability company ("Grantee"), with an address of 38 E Scenic Pointe Dr., Suite 100, Draper, UT 84020, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, Utah, to wit:

See attached Exhibit A (the "Property")

Subject to those matters identified and listed on the attached Exhibit B ("Permitted Exceptions").

WITNESS the hand of Grantor this 3 day of ^{March} February, 2025.

GRANTOR:

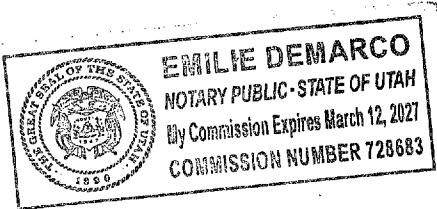
HIGHLANDS AT ELK RIDGE, LLC,
a Utah limited liability company

By: Joe Wilkins
Name: Joe Wilkins
Title: Manager

[Acknowledgement Follows]

STATE OF UTAH)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 3 day of March, 2025, by
Joe Wilkins, as Manager of HIGHLANDS AT ELK RIDGE, LLC, a Utah limited
liability company, on behalf of said company.



E
NOTARY PUBLIC

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Lots 51, 52, 56, 58, 59, 60, 68, 74, 75, 88, 89 and 90, HIGHLANDS AT ELK RIDGE PHASE 1, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 20, 2023 as Entry No. 47149:2023.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Easements, notes and restrictions as shown on the recorded plat for Highlands at Elk Ridge Phase 1, recorded July 20, 2023 as Entry No. 47149:2023.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Highlands at Elk Ridge Phase 1 recorded August 2, 2023 as Entry No. 50153:2023, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
3. Designation of Authorized Party, by Highlands at Elk Ridge, LLC, for the benefit of Toll Southwest LLC.
4. The following matters disclosed on that certain survey prepared by Atlas Engineering, dated February 18, 2025, as Project No. V25-03-Toll_Brothers_Highlands, by Gordon M. Haight, III, a Professional Land Surveyor holding License No. 12653677:
 - a. The following existing utilities on and across the Land without recorded easements: water line(s), sanitary sewer line(s), electrical line(s), and gas line(s).