

ENT 17473 : 2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 11 03:57 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC  
10644 S Jordan Gateway  
Suite 300  
South Jordan, UT 84095  
File 177599-LMP

Tax Parcel/Serial No. 59-007-0117  
59-007-0118

**SPECIAL WARRANTY DEED**

For the sum of Ten and No/100 Dollars (\$10.00), RSC PARTNERS, LLC, a Delaware limited liability company, Grantor, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Utah County, Utah 84043, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

**SUBJECT ONLY TO:** Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 5 day of March, 2025.

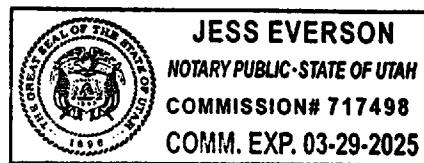
**RSC PARTNERS, LLC,  
a Delaware limited liability company**

By: Connie Ricks  
Name: CONNIE S. RICKS  
Title: MANAGER

State of UTAH )  
ss

County of UTAH )

The foregoing instrument was acknowledged before me this 5 day of March, 2025, by  
CONNIE S. RICKS, MANAGER of RSC PARTNERS, LLC, a Delaware  
limited liability company.



  
John P. Brumley  
Notary Public  
Residing at: SALT LAKE COUNTY, UTAH

**My commission expires:**

3.29.25

File No. 177599-LMP.

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

Tax Id No.: 59-007-0117 and 59-007-0118