

WHEN RECORDED, MAIL TO:

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

Tax Parcel Nos. \_\_\_\_\_  
NCS-847549ph8-jt

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 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(66)(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.

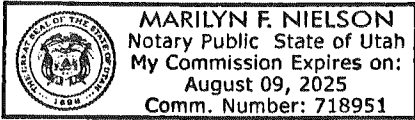
GRANTOR:

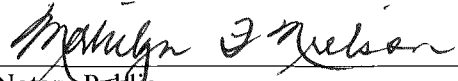
SUBURBAN LAND RESERVE, INC.  
a Utah corporation

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

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

On this 19 day of March, 2024, 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 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**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point lies North  $89^{\circ}57'40''$  West 1235.662 feet along the Section Line and North 3774.219 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North  $89^{\circ}59'37''$  West 4.034 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North  $89^{\circ}59'37''$  West, Chord: South  $45^{\circ}00'11''$  West 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of  $89^{\circ}59'37''$ ; thence West 187.030 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears North, Chord: North  $45^{\circ}00'00''$  West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of  $90^{\circ}00'00''$ ; thence North 387.000 feet; thence West 59.000 feet; thence North 216.823 feet; thence North  $89^{\circ}59'46''$  West 410.008 feet; thence North  $00^{\circ}00'14''$  East 110.000 feet; thence North  $89^{\circ}59'46''$  West 41.004 feet; thence North  $00^{\circ}00'14''$  East 59.000 feet; thence North 116.007 feet; thence East 510.000 feet; thence South 104.040 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South  $45^{\circ}00'00''$  East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of  $90^{\circ}00'00''$ ; thence East 187.305 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North  $45^{\circ}00'13''$  East 16.969 feet); thence along the arc of said curve 18.848 feet through a central angle of  $89^{\circ}59'34''$ ; thence South  $89^{\circ}59'34''$  East 3.809 feet to said West Right-of-Way Line of Riverside Drive; thence along said Riverside Drive South  $00^{\circ}00'13''$  West 784.821 feet to the point of beginning.