

ENT 18651:2021 PG 1 of 4  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jan 29 03:48 PM FEE 40.00 BY SW  
RECORDED FOR First American Title Insurance Company  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Rainey Homes, Inc.  
259 East 500 South  
Bountiful, UT 84010

Tax Parcel Nos.: 39:310:0012 and 39:310:0023

FATCO NCS - 968310-12

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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, with an address of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to RAINY HOMES, INC., a Utah corporation, as Grantee, with an address of 259 East 500 South, Bountiful, Utah 84010, the real property located in Utah County, Utah, described as follows (the "Property"):

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

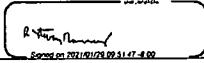
SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Lots and/or a careful inspection of the Lots 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) to the fullest extent allowable under applicable law, 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 Lots or extract minerals or other substances from the Lots above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Lots in connection with the rights reserved herein.



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

SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By:   
Name: R. Steven Romney  
Its: President



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

On this 29 day of January, 2021, before me personally appeared R. Steven Romney, 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.

The principal taking the oath and signing the document, R. Steven Romney, appeared remotely using audio/video communication technology approved by the State of Utah.

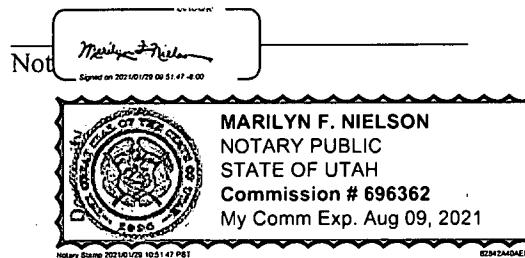


Exhibit A

## (Real Property)

Lot 12 of Founders at Beacon Pointe Plat A recorded on March 3, 2020, as Entry No. 27310:2020, Map 16979, in the Official Records of the Utah County Recorder's Office.

Lot 23 of Founders at Beacon Pointe Plat A recorded on March 3, 2020, as Entry No. 27310:2020, Map 16979, in the Official Records of the Utah County Recorder's Office.





## Rainey Lots 12 and 23 - SWD.pdf

DocVerify ID: 4A083D07-9670-4019-846E-A82C3D84049E  
 Created: January 29, 2021 09:09:10 -8:00  
 Pages: 3  
 Remote Notary: Yes / State: UT

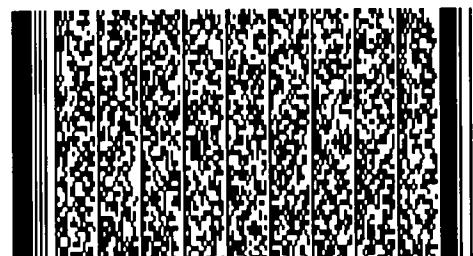
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### E-Signature Summary

**E-Signature 1: R. Steven Romney (RSR)**  
 January 29, 2021 09:51:47 -8:00 [3A8F3BE6757A] [73.20.31.187]  
 romneysr@slreserve.com (Principal) (Personally Known)

**E-Signature Notary: Marilyn F. Nielson (MFN)**  
 January 29, 2021 09:51:47 -8:00 [62842A40AEBC] [104.254.200.69]  
 nielsonmf@slreserve.com  
 I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



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