

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

Snell & Wilmer, L.L.P.  
15 W. South Temple, Suite 1200  
Salt Lake City, UT 84101  
Attn: Bart Page  
US Title #041578

ENT 196901:2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Nov 23 03:53 PM FEE 40.00 BY SM  
RECORDED FOR US Title Insurance Agency  
ELECTRONICALLY RECORDED

Tax Parcel/Serial No. 59-034-003

### **SPECIAL WARRANTY DEED**

For the sum of Ten and No/100 Dollars (\$10.00), B&H LAND HOLDINGS, LLC, a Utah limited liability company ("**Grantor**"), whose address is 10769 South Rippling Bay, South Jordan, Utah 84095, 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, Utah 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, if any; 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, but expressly excluding any water, water shares, or water rights; the strips, gaps or gores, if any, between the Property and abutting property; all oil, gas or other mineral interests in, on, under or above the Property, to the extent such interests were not previously severed from the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining 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.

This Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this 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 PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**Legal Description of the Property**

The Property located in Eagle Mountain City, Utah County, Utah is more particularly described as follows:

**PROPOSED SINGLE FAMILY RESIDENTIAL PARCEL:**

Beginning at a point located along the Quarter Section line N00°51'42"E 275.02 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N89°49'55"W 2,185.05 feet; thence N00°10'05"E 1,298.14 feet; thence N89°42'57"E 2,201.04 feet to the Quarter Section line; thence along the Quarter Section line S00°51'42"W 1,315.62 feet to the point of beginning.

Contains: 2,865,815 square feet or 65.79 acres+/-

**PROPOSED MULTI FAMILY RESIDENTIAL PARCEL (SOUTH):**

Beginning at a point located along the Section line N89°49'57"W 2,180.91 feet and North 275.03 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N89°49'55"W 456.34 feet to the west line of said Section 2; thence along the Section line N00°21'37"E 763.06 feet; thence S89°49'54"E 453.78 feet; thence S00°10'05"W 763.06 feet to the point of beginning.

Contains: 347,236 square feet or 7.97 acres+/-

**PROPOSED MULTI FAMILY RESIDENTIAL PARCEL (NORTH):**

Beginning at a point located along the Section line N89°49'57"W 2,178.67 feet and North 1,038.09 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N89°49'54"W 453.78 feet to the west line of said Section 2; thence along the Section line N00°21'37"E 341.66 feet; thence N37°49'41"E 241.28 feet; thence N89°42'57"E 305.23 feet; thence S00°10'05"W 535.08 feet to the point of beginning.

Contains: 227,587 square feet or 5.22 acres+/-