

Special Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
11/19/2024 01:27:40 PM Fee \$40.00 By FIRST  
AMERICAN TITLE INSURANCE COMPANY - NCS  
SALT LAKE

Recording Requested by:  
First American Title Insurance Company  
215 S. State Street, Suite 380  
Salt Lake City, Utah 84111

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Solara Communities LLC  
25 West Telegraph, Apartment 26  
Washington, Utah 84785

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Premier Title Agency Escrow No: A-154285  
NCS-1239658  
A.P.N.: **3151-A-1-HV**

**SOLARA COMMUNITIES LLC, a Utah limited liability company who acquired title as SMARTFI TOQUERVILLE, LLC**, Grantor, with an address of 25 West Telegraph, Apartment 26, Washington, Utah 84785, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**SOLARA COMMUNITIES LLC, a Utah limited liability company**, Grantee, with an address of 25 West Telegraph, Apartment 26, Washington, Utah 84785, for the sum of Ten Dollars and other good and valuable considerations the described tract(s) of land shown on Exhibit A in Washington County, State of Utah.

**THIS DEED IS BEING RECORDED TO CHANGE VESTING PURSUANT TO THE AMENDMENT TO CERTIFICATE OF ORGANIZATION FILED WITH THE STATE OF UTAH DEPARTEMENT OF COMMERCE FOR ENTITY #13436545-0160 AS OF THE DATE AND TIME SET FORTH THEREIN AND AS EVIDENCED ON EXHIBIT B.**

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A.P.N.: 3151-A-1-HV

Special Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), to be effective as of this 18 day of November, 2024

SOLARA COMMUNITIES LLC, a Utah limited liability company  
who acquired title as SMARTFI TOQUERVILLE, LLC.

By: Blue Castle Holdings, Inc.,  
a Delaware corporation, its Sole Member

By: [Signature]  
Aaron Tilton, its Chief Executive Officer

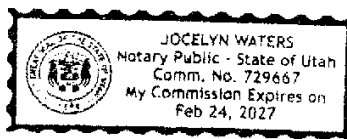
STATE OF Utah )  
COUNTY OF Washington )ss.

On the 18<sup>th</sup> day of November in the year 2024, personally appeared before me, Aaron Tilton, Chief Executive Officer of Blue Castle Holdings, Inc., a Delaware corporation, Sole Member of Solara Communities LLC, a Utah limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her signature(s) on the Instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the Instrument.

[Signature]  
Notary Public

My Commission Expires:

2/24/27



A.P.N.: **3151-A-1-HV**

Special Warranty Deed - continued

EXHIBIT A  
LEGAL DESCRIPTION

**BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 01°19'03" WEST 2634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 00°56'02" WEST 1322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32, 33, THENCE SOUTH 0°55'52" WEST 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF NORTH 50°09'12" WEST, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS; SOUTH 40°16'17" WEST 251.34 FEET); THENCE NORTH 50°47'28" WEST 2513.73 FEET; THENCE NORTH 01°01'55" EAST 335.62 FEET; THENCE NORTH 50°04'49" WEST 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE NORTH 01°13'34" EAST ALONG SAID SECTION LINE, 2004.66 FEET TO THE POINT OF BEGINNING.**

**INCLUDING 13 ACRE FEET OF WATER RIGHT 81-3742.**

A.P.N.: **3151-A-1-HV**

Special Warranty Deed - continued

**EXHIBIT B**

**SEE ATTACHED**



Department of Commerce  
Division of Corporations & Commercial Code  
Amendment to Certificate of Organization

Print  
Clear Form  
Guide Sheet

Non-Refundable Processing Fee: \$37.00

JAN 26 '24 AM 9:57

Pursuant to UCA, § 48-3a-202, the individual named below causes this Amendment to the Certificate of Organization to be delivered to the Utah Division of Corporations for filing, and states as follows:

Entity Number: 13436545-0160



The name of the limited liability company is: SMARTFI TOQUERVILLE, LLC

The Certificate of Organization shall be amended as set forth herein (complete all that apply):

There is a change in the name of the limited liability company to:  
Solara Communities LLC

The Certificate of Organization is amended as follows:

The name of the limited liability company is changed to Solara Communities LLC

Filing date of initial Certificate (for office use only): 01/01/23

Future effective date (if not to be effective upon filing) \_\_\_\_\_ (MM-DD-YYYY & not to exceed 90 days)

Under penalties of perjury, I declare that this Amendment of examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Name: Brad Jones

DocuSigned by:  
Signed: Brad Jones  
b7082AF8DC64B3...

Title: Manager

Dated: January 25, 2024

Under GRAMA (63G-2-201), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

Mailing/Faxing Information: [www.corporations.utah.gov/contactus.html](http://www.corporations.utah.gov/contactus.html) Division's Website: [www.corporations.utah.gov](http://www.corporations.utah.gov)

10/23

State of Utah  
Department of Commerce  
Division of Corporations and Commercial Code  
I hereby certify that the foregoing has been filed  
and approved on this 16 day of Jan, 20 24  
in this office of this Division and hereby issued  
This Certificate thereof.

Examiner: LCL Date: 1/29/24



L. Veillette  
Leigh Veillette  
Division Director