

ENT 2030:2026 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Jan 09 02:32 PM FEE 190.00 BY KC
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

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

Tax Parcel Nos. _____
NCS-847549PH12-jt

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAND RESERVE, INC., a Utah corporation, f/k/a 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. § 10-20-102(77)(c)(iii), 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:

LAND RESERVE, INC., a Utah corporation,
f/k/a Suburban Land Reserve, Inc., a Utah
corporation

By: 
Name: Tyler L. Buswell
Its: President

PS

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

On this 1 day of January, 2026, 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 LAND RESERVE, INC., a Utah corporation, f/k/a 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

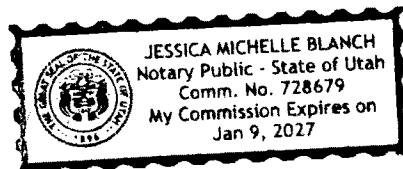


EXHIBIT A

Legal Description of the Property

Parcel 1:

Lots 222 through 275, WANDER PHASE J3, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Parcel 2:

Lots 194 through 223, WANDER PHASE J5, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Parcel 3:

A parcel of land situated in the Southeast Quarter of Section 23 and Southwest Quarter of Section 24, 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 Line of Parcel 58:035:0138, as described in a Special Warranty Deed, recorded as Entry No. 68557:2022 in the Office of the Utah County Recorder, said point lies North 89°57'40" West 320.718 feet along the Section Line and North 2892.706 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°59'47" West 46.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'47" West, Chord: South 49°18'31" West 18.197 feet); thence along the arc of said curve 20.653 feet through a central angle of 98°36'36" to a point of reverse curvature with a 1329.500 foot radius tangent curve to the left, (radius bears South 08°36'49" West, Chord: North 83°32'18" West 99.837 feet); thence along the arc of said curve 99.861 feet through a central angle of 04°18'13"; thence North 00°00'13" East 380.779 feet; thence North 89°59'47" West 113.000 feet; thence North 00°00'13" East 56.955 feet; thence South 89°59'47" East 131.000 feet; thence North 00°00'13" East 374.027 feet; thence North 59.000 feet; thence East 83.004 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 45°00'07" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 89°59'47"; thence North 00°00'13" East 108.004 feet; thence South 89°59'47" East 59.000 feet; thence East 395.733 feet; thence South 24°36'17" East 41.555 feet; thence South 58°24'35" East 60.723 feet; thence North 56°39'53" East 119.998 feet; thence North 33°20'07" West 154.745 feet; thence North 56°39'53" East 59.000 feet; thence South 33°20'07" East 390.208 feet to a point on a 129.500 foot radius tangent curve to the right, (radius bears South 56°39'53" West, Chord: South 12°08'47" East 93.613 feet); thence along the arc of said curve 95.782 feet through a central angle of 42°22'39"; thence South 09°02'32" West 49.422 feet; thence North 80°57'28" West 59.000 feet to a point on the extension of the North Line of said Parcel 58:035:0138; thence along said Parcel 58:035:0138 and extension thereof the following (2) courses: 1) West 710.385 feet; 2) South 00°00'13" West 691.134 feet to the Point of Beginning.

FOR INFORMATIONAL PURPOSES:

APNs: 69:084:0222, 69:084:0223, 69:084:0224, 69:084:0225, 69:084:0226, 69:084:0227, 69:084:0228, 69:084:0229, 69:084:0230, 69:084:0231, 69:084:0232, 69:084:0233, 69:084:0234, 69:084:0235, 69:084:0236, 69:084:0237, 69:084:0238, 69:084:0239, 69:084:0240, 69:084:0241, 69:084:0242, 69:084:0243, 69:084:0244, 69:084:0245, 69:084:0246, 69:084:0247, 69:084:0248, 69:084:0249, 69:084:0250, 69:084:0251, 69:084:0252, 69:084:0253, 69:084:0254, 69:084:0255, 69:084:0256, 69:084:0257, 69:084:0258, 69:084:0259, 69:084:0260, 69:084:0261, 69:084:0262, 69:084:0263, 69:084:0264, 69:084:0265, 69:084:0266, 69:084:0267, 69:084:0268, 69:084:0269, 69:084:0270, 69:084:0271, 69:084:0272, 69:084:0273, 69:084:0274, 69:084:0275, 69:085:0194, 69:085:0195, 69:085:0196, 69:085:0197, 69:085:0198, 69:085:0199, 69:085:0200, 69:085:0201, 69:085:0202, 69:085:0203, 69:085:0204, 69:085:0205, 69:085:0206, 69:085:0207, 69:085:0208, 69:085:0209, 69:085:0210, 69:085:0211, 69:085:0212, 69:085:0213, 69:085:0214, 69:085:0215, 69:085:0216, 69:085:0217, 69:085:0218, 69:085:0219, 69:085:0220, 69:085:0221, 69:085:0222, 69:085:0223.

Part of 58:035:0139 (2025) aka 58:035:0161 (2026)