



\*W3204397\*

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC  
10644 S Jordan Gateway, Suite 300  
South Jordan, UT 84095  
Attention: Kyle Weckesser

189343

E# 3204397 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
15-Dec-21 0337 PM FEE \$40.00 DEP DAC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

Tax Parcel/Serial No. 17-068-0105

**SPECIAL WARRANTY DEED**

For the sum of Ten and No/100 Dollars (\$10.00), MONTGOMERY FARMS, LLC, a Utah limited liability company, Grantor, of Ogden, Utah, 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, UT 84095, the following described real property which is located in Weber County, Utah, 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; 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; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant 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.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 14 day of December 2021

MONTGOMERY FARMS, LLC, a Utah  
Limited Liability Company

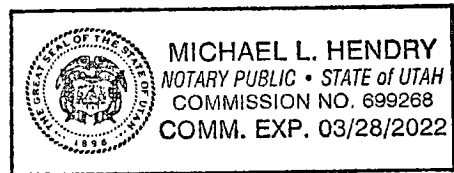
By: [Signature]  
John W. Hansen  
Member/Manager

By: [Signature]  
Marc J. Hansen  
Member/Manager

State of Utah  
County of Weber

On this the 14 day of December 2021, John W. Hansen, as Member/Manager of Montgomery Farms, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public, in the State of Utah, that he executed this deed, on the stated dated, in the stated capacity and did so, in accordance with the powers and authorities granted to the same, which are stated in the operating agreement of said limited liability company.

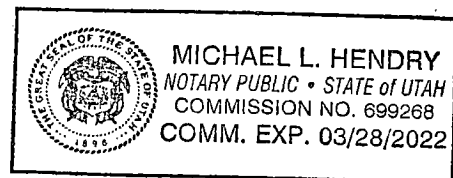
[Signature]  
Notary Public



State of Utah  
County of Weber

On this the 14 day of December 2021, Marc J. Hansen, as Member/Manager of Montgomery Farms, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public, in the State of Utah, that he executed this deed, on the stated dated, in the stated capacity and did so, in accordance with the powers and authorities granted to the same, which are stated in the operating agreement of said limited liability company.

[Signature]  
Notary Public



## EXHIBIT "A"

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT 305.16 FEET SOUTH 87°39'06" EAST AND 299.18 FEET SOUTH FROM THE CENTER OF THE SAID SECTION 32; AND RUNNING THENCE SOUTH 89°34'39" EAST 682.18 FEET ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY LINE OF THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 1A, (WEBER COUNTY RECORDER'S BOOK 90 PAGES 015-016) THENCE NORTH 1°09'36" EAST 3.23 FEET TO THE SOUTH BOUNDARY LINE OF THE RANCHES PHASE 3 - A P.R.U.D. SUBDIVISION (WEBER COUNTY RECORDER'S BOOK 83 PAGES 095-096); THENCE SOUTH 88°56'03" EAST 406.96 FEET ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTHERN BOUNDARY LINE OF RANCH VIEW TOWNHOMES PHASE 3 (WEBER COUNTY RECORDER'S BOOK 66 PAGE 055); THENCE SOUTH 80°04'39" EAST 269.59 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 12°32'24" EAST 57.96 FEET ALONG THE EASTERN BOUNDARY LINE OF SAID RANCH VIEW TOWNHOMES PHASE 3; THENCE SOUTH 80°56'54" EAST 398.12 FEET; THENCE SOUTH 03°10'41" WEST 344.77 FEET TO THE NORTHERN BOUNDARY LINE OF HIDDEN WILLOW ESTATES SUBDIVISION FIRST AMENDMENT (WEBER COUNTY RECORDER'S BOOK 68 PAGES 096-097); THENCE THREE (3) COURSES ALONG SAID AMENDMENT AS FOLLOWS: (1) NORTH 78°37'05" WEST 139.74 FEET; (2) NORTH 84°23'32" WEST 1,200.06 FEET; AND (3) SOUTH 89°22'43" WEST 445.89 FEET; THENCE NORTH 00°05'46" EAST 132.16 FEET; THENCE SOUTH 89°59'29" EAST 36.62 FEET; THENCE NORTH 00°00'31" EAST 133.94 FEET TO THE POINT OF BEGINNING.