

ENT 32535 : 2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 05 10:52 AM FEE 40.00 BY KR
RECORDED FOR FNT Utah Downtown SLC - 170
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Ray Quinney & Nebeker, P.C.
36 South State Street, Suite 1400
Salt Lake City, UT 84111
Attn: Allison G. Behjani, Esq.

SEND TAXES NOTICES TO:

Tri Pointe Homes Holdings, Inc.
1260 Stringham Avenue, Suite 350
Salt Lake City, Utah 84106

Tax Parcel ID Nos: 53-229-0010, 53-229-0013, 53-229-0020 (portion)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CANYON PARK OWNER II, LLC** (“**Grantor**”), whose address is c/o The Muller Company, 18881 Von Karman Avenue, Suite 400, Attention: Jon M. Muller, Irvine, California, 92612, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby conveys and warrants against all claiming by, through or under it to **TRI POINTE HOMES HOLDINGS, INC.** (“**Grantee**”) whose address is 1260 Stringham Avenue, Suite 350, Salt Lake City, Utah 84106, all of its interest in the following described real property that is located in Utah County, Utah:

See Exhibit “A” attached hereto

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of
April 23, 2025.

GRANTOR:

CANYON PARK OWNER II, LLC,
a Delaware limited liability company

By: 

Name: Jon M. Muller

Title: President

[Acknowledgment on following page]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me,
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See attached document
Signature _____ (Seal)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn April 23, 2025 before me, Melissa Cooper, Notary Public

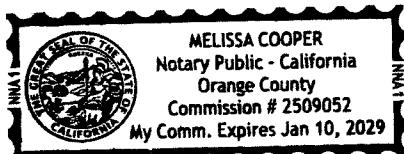
Date

Here Insert Name and Title of the Officer

personally appeared JON M. Mouser

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed - Canyon Park Blg K & QDocument Date: _____ Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

 Corporate Officer – Title(s): _____ Partner – Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: _____

Signer is Representing: _____

Signer's Name: _____

 Corporate Officer – Title(s): _____ Partner – Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: _____

Signer is Representing: _____

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OREM, IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Lot K, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.

PARCEL 2:

Lot Q, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records

PARCEL 3:

Beginning at a point located on the northerly Right-of-way of 1200 North Street, said point also being located S89°55'24"W 1180.11 feet along the Section line and N0°04'36"W 32.86 feet from the calculated position of Southeast Quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said monument being calculated using the intersection of four found Mag Nail Straddles; thence running along the subdivision boundary line of said TIMPANOOGOS RESEARCH & TECHNOLOGY PARK the following four (4) courses: (1) S89°54'39"W 829.32 feet; thence (2) N00°32'02"W 759.03 feet; thence (3) East 6.07 feet; thence (4) N00°05'00"W 449.80 feet; thence N89°54'16"E 519.73 feet to an existing brick wall; thence along said existing brick wall the following three (3) courses: (1) S00°32'18"E 20.97 feet; thence (2) S63°37'12"E 33.30 feet; thence (3) N25°51'44"E 59.88 feet; thence S65°45'39"E 134.44 feet; thence S63°55'59"E 197.12 feet to a point located on the easterly subdivision line of said TIMPANOOGOS RESEARCH & TECHNOLOGY PARK; thence along said subdivision the following six (6) courses: (1) thence Southerly along the arc of a non-tangent curve to the left having a radius of 205.00 feet (radius bears: S64°45'47"E) a distance of 90.30 feet through a central angle of 25°14'13" Chord: S12°37'06"W 89.57 feet; thence (2) South 719.83 feet; thence (3) Southerly along the arc of a curve to the right having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord: S09°05'51"W 31.62 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord: S09°05'51"W 31.62 feet; thence (5) South 200.00 feet; thence (6) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°59'55"W) a distance of 23.55 feet through a central angle of 89°58'04" Chord: S44°58'57"W 21.21 feet to the point of beginning.

Such parcel being previously identified as a portion of the Common Area within Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.

LESS AND EXCLUDING therefrom, Lots K and Q, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.