

ENT 3280:2025 PG 1 of 6  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jan 16 09:25 AM FEE 40.00 BY MG  
RECORDED FOR Lennar Title fka CalAtlanti  
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Millrose Properties of Utah, LLC  
111 E Sego Lily Drive, Suite 150  
Sandy, UT 84070

STATUTORY WARRANTY DEED

WF 2 UTAH, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants to MILLROSE PROPERTIES UTAH, LLC, a Utah limited liability company, with an address of 111 E Sego Lily Drive, Suite 150, Sandy, Utah 84070 ("Grantee"), for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, the following described parcel of real property in Utah County, Utah (the "Property"), to wit:

SEE EXHIBIT A HERETO.

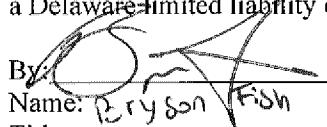
SUBJECT ONLY TO all matters of record.

In making this conveyance, Grantor hereby states and confirms in accordance with Section 10-9a-103(68)(c)(v) of the Utah Code that with respect to the portions of the Property that have not been subdivided, this conveyance (A) is in anticipation of future land use approvals on the Property; (B) does not confer any land use approvals; and (C) has not been approved by the applicable land use authority.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be signed effective  
January 13<sup>th</sup>, 2025.

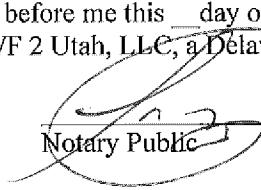
## GRANTOR:

WF 2 UTAH, LLC,  
a Delaware limited liability company

By   
Name: Bryson Fish  
Title: Manager

State of Utah )  
) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, 2025, by Bryson Fish, as Manager of WF 2 Utah, LLC, a Delaware limited liability company.

  
Notary Public

My commission expires: 01/30/28

Residing at: Salt Lake County

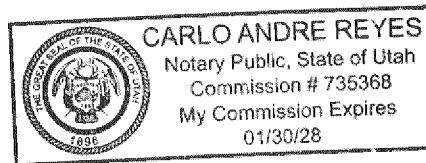


EXHIBIT A  
Legal Description



ENGINEERS  
SURVEYORS  
PLANNERS

**LEGAL DESCRIPTION**

**PREPARED FOR**

**WF 2 UTAH LLC**

**Job No. 17-0032**

(January 13, 2025)

**WF 2 UTAH LLC PARCELS 58:022:0250, 58:022:0204, 58:022:0217 and 58:022:0218**

A parcel of land located in Sections 8 and 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a BLM aluminum pipe and cap monument marking the Center South 1/16 Corner of Section 9, being located 500°20'24"W along the Section Line 1329.20 feet and N89°45'47"W 2668.09 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N89°36'37"W along the South line of the North Half of the Southwest Quarter of said Section 9, (defined in Deed Entry No. 43758:2011 in the official records of the Utah County Recorder) 2634.36 feet to the Southeast corner of the North Half of the Southeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°46'35"W along the South line of the North Half of the Southeast Quarter of said Section 8 (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 2674.42 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence N88°45'57"W along the South line of said Northeast Quarter (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 1335.65 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence N00°47'51"E along the West line of said Northeast Quarter 459.88 feet to the southerly line of that real property described in Deed Entry No. 44771:2024 in the official records of the Utah County Recorder; thence along the following fifteen (15) courses: S24°55'16"E 280.28 feet; thence N86°03'27"E 85.16 feet; thence N63°37'09"E 105.87 feet; thence N16°29'48"E 311.52 feet; thence N65°43'10"W 54.69 feet; thence N84°04'51"W 60.80 feet; thence N84°05'27"W 44.13 feet; thence S84°04'04"W 72.09 feet; thence S83°38'39"W 55.71 feet; thence S74°40'24"W 10.11 feet; thence S59°29'34"W 9.81 feet; thence S36°23'35"W 19.64 feet; thence S84°05'06"W 15.98 feet; thence S80°47'49"W 15.18 feet; thence S75°05'43"W 44.75 feet; thence N00°47'51"E along the West line of said Northeast Quarter 801.52 feet to a BLM aluminum pipe and cap monument marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence N00°20'25"E along the West line of the Southeast Quarter of the Northwest Quarter of said Section 518.47 feet to a BLM aluminum pipe and cap monument marking the intersection with the South line of that real property owned by the United States of America as defined on that Dependent Resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002 (said real property is purported to be that real property described Deed Entry No. 178437:2007 in the official records of the Utah County Recorder); thence along the South line of that real property the following three (3) courses: N76°58'20"E 2259.24 feet to a BLM aluminum pipe and cap monument; thence N79°06'11"E 896.49 feet to a BLM aluminum pipe and cap monument; thence N75°14'36"E 302.99 feet to a BLM aluminum pipe and cap monument marking the intersection with the North line of the Southeast Quarter of the Northeast Quarter of said Section 8; thence S89°09'23"E along said North line 634.92 feet to a BLM aluminum pipe and cap monument marking the Northwest corner of the South Half of the

- Civil
- Engineering
- Structural
- Engineering
- Surveying
- Land Planning
- Landscape
- Architecture

Northwest Quarter of said Section 9; thence S88°33'27"E along the North line of said South Half 1790.42 feet Northwest Corner of that real property, City of Saratoga Springs, described by Deed, Entry Number 65238:2023, in the official records of the Utah County Recorder; thence along said real property the following seven (7) courses: S1°26'33"W 658.62 feet; thence along the arc of a curve to the right 164.98 feet with a radius of 334.50 feet through a central angle of 28°15'35", chord: S15°34'21"W 163.32 feet; thence S29°42'08"W 203.66 feet; thence S74°53'27"E 53.23 feet; thence N54°56'13"E 102.53 feet; thence N85°47'47"E 158.35 feet; thence S65°42'18"E 742.67 feet to Southeast Corner of that real property, City of Saratoga Springs, described by Deed, Entry Number 142601:2021, in the official records of the Utah County Recorder said point also being on the East line of the Northwest Quarter of said Section 9; thence N00°29'43"W along the Quarter Section line 66.97 feet to a BLM aluminum pipe and cap monument marking the intersection with the North line of Belle Spring Claim No. 4 as defined on that Dependent Resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002; thence S73°21'20"E 501.14 feet along the North line of said Belle Spring Claim No. 4, to a BLM aluminum pipe and cap monument marking the intersection with the Quarter Section line; thence S73°21'20"E 104.97 feet to a BLM aluminum pipe and cap monument marking Corner No. 2 of Belle Spring Mine No. 5; thence S73°21'20"E 799.24 feet to the intersection of the North line of Belle Spring Mine No. 5 and the East line of the Northwest Quarter of the Southeast Quarter of said Section 9; thence N00°06'28"W along said East line 248.56 feet to a BLM aluminum pipe and cap monument marking the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 9; thence S89°18'02"E along the Quarter Section line 1344.44 feet to the East Quarter Corner of said Section 9; thence S00°20'24"W along the East line of the Southeast Quarter of said Section 614.37 feet to the Northerly line of Wildflower Village 7, Plat R-4 Roadway Dedication, described in Entry Number 28794:2023, in the official records of the Utah County Recorder; thence along the Northerly line of said plat the following three (3) courses: along the arc of a non-tangent curve to the left 483.01 feet with a radius of 783.50 feet through a central angle of 35°19'19", chord: S48°08'07"W 475.40 feet; thence S30°28'27"W 135.70 feet; thence along the arc of a curve to the right 178.61 feet with a radius of 770.50 feet through a central angle of 13°16'56", chord: S37°06'55"W 178.21 feet; thence N41°30'14"W 437.81 feet; thence N25°13'56"W 108.66 feet; thence N05°33'17"W 274.44 feet; thence S86°31'14"W 485.57 feet; thence S72°30'38"W 869.08 feet; thence along the arc of a non-tangent curve to the left 39.14 feet with a radius of 968.50 feet through a central angle of 02°18'57", chord: N41°00'47"W 39.14 feet; thence along a line non-tangent to said curve, N63°00'58"E, a distance of 51.14 feet thence N69°35'32"E 720.00 feet; thence N20°24'28"W 70.00 feet; thence N69°35'32"E 33.81 feet; thence N20°24'28"W 39.00 feet; thence S69°35'32"W 68.35 feet; thence along the arc of a curve to the right 26.70 feet with a radius of 17.00 feet through a central angle of 90°00'00", chord: N65°24'28"W 24.04 feet; thence N20°24'28"W 43.77 feet; thence along the arc of a curve to the left 68.41 feet with a radius of 71.00 feet through a central angle of 55°12'31", chord: N48°00'43"W 65.80 feet; thence N75°36'59"W 59.99 feet; thence along the arc of a curve to the left 43.11 feet with a radius of 71.00 feet through a central angle of 34°47'29", chord: S86°59'17"W 42.45 feet; thence S69°35'32"W 58.42 feet; thence along the arc of a non-tangent curve to the right 7.95 feet with a radius of 10.00 feet through a central angle of 45°34'23", chord: S46°48'21"W 7.75 feet; thence S69°35'32"W 85.68 feet; thence N20°24'28"W 70.00 feet; thence S69°35'32"W 212.47 feet; thence S37°40'11"W 20.45 feet; thence N53°15'00"W 42.25 feet; thence N55°05'20"W 42.25 feet; thence N56°55'40"W 42.25 feet; thence N58°46'00"W 42.25 feet; thence N60°36'20"W 42.25 feet; thence N62°26'41"W 42.25 feet; thence N64°17'01"W 42.25 feet; thence N66°12'15"W 46.06 feet; thence N68°21'37"W 52.04 feet; thence S62°11'05"W 48.28 feet; thence along the arc of a non-tangent curve to the left 142.49 feet with a radius of 162.50 feet through a central angle of 50°14'20", chord: N52°56'05"W 137.96 feet; thence N78°03'15"W 157.26 feet; thence S11°56'45"W 62.00 feet; thence S78°03'15"E 144.67 feet; thence along the arc of a curve to the right 170.11 feet with a radius of 100.50 feet through a central angle of 96°58'43", chord: S29°33'53"E 150.52 feet; thence along a line non-tangent to said curve, S18°55'49"W, a distance of 180.95 feet thence along the arc of a non-tangent curve to the right 18.46 feet with a radius of 12.00 feet through a central angle of 88°08'41", chord:

S63°00'08"W 16.69 feet; thence along the arc of a curve to the left 199.24 feet with a radius of 968.50 feet through a central angle of 11°47'12", chord: N78°49'07"W 198.89 feet; thence N84°42'44"W 340.19 feet; thence S05°17'16"W 95.00 feet; thence S84°42'44"E 30.00 feet to the northwest corner of Wildflower Village 7 Plat P-1 subdivision according to the official plat thereof; thence along the exterior boundaries of Wildflower Village 7 Plats P-1, N-1, P-2 and N-2 the following fourteen (14) courses: along the arc of a curve to the right 18.85 feet with a radius of 12.00 feet through a central angle of 90°00'00", chord: S39°42'43"E 16.97 feet; thence S05°17'16"W 98.27 feet; thence along the arc of a curve to the right 23.87 feet with a radius of 80.00 feet through a central angle of 17°05'54", chord: S13°50'14"W 23.79 feet; thence along the arc of a curve to the right 114.84 feet with a radius of 170.50 feet through a central angle of 38°35'25", chord: S41°40'53"W 112.68 feet; thence S60°58'36"W 302.64 feet; thence N29°01'24"W 70.00 feet; thence S60°58'36"W 120.00 feet; thence S76°34'27"W 78.57 feet; thence N84°16'21"W 200.00 feet; thence S05°43'39"W 70.00 feet; thence N84°16'21"W 68.75 feet; thence S05°43'39"W 219.00 feet; thence S84°16'21"E 961.15 feet; thence N60°58'36"E 460.06 feet to the intersection with the Quarter Section Line; thence S00°33'34"E along said Quarter Section line 300.13 feet to the point of beginning.

Contains: ±371.15 Acres  
±16,167,094 Sq. Ft.

*Together with the following described parcel:*

A parcel of land located in the Southeast Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a BLM Aluminum Cap Monument Marking the Southeast Corner of the North Half of the Southeast Quarter of said Section 9, said point being located N00°20'24"E along the Section Line 664.55 feet from the Southeast Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°59'41"W along the South Line of said North Half 1328.72 feet to a BLM Aluminum Cap Monument marking the Southwest Corner of said North Half; thence N00°06'28"W along the West Line of said North Half 494.86 feet; thence N69°50'21"W 80.07 feet; thence along the arc of a non-tangent curve to the left 17.59 feet with a radius of 12.00 feet through a central angle of 84°00'02", chord: N25°22'29"W 16.06 feet to the Southerly line of Wildflower Village 7, Plat R-4 Roadway Dedication, described in Entry Number 28794:2023, in the official records of the Utah County Recorder; thence along the Southerly line of said plat the following three (3) courses: along the arc of a non-tangent curve to the left 1240.96 feet with a radius of 865.50 feet through a central angle of 82°09'03", chord: N71°32'59"E 1137.36 feet; thence N30°28'27"E 135.70 feet; thence along the arc of a curve to the right 380.39 feet with a radius of 688.50 feet through a central angle of 31°39'20", chord: N46°18'07"E 375.57 feet to the East line of the Southeast Quarter of said Section 9; thence S00°20'24"W 1273.49 feet to the point of beginning.

Contains: ±21.66 Acres  
943,492 Sq. Ft.