



W3316679

E# **3316679** PG 1 OF 6
 Leann H. Kilts, WEBER COUNTY RECORDER
 05-Mar-24 0812 AM FEE \$40.00 DEP SLW
 REC FOR: STEWART TITLE - BCHH TITLE INC.
 ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
 BCHH of Utah Title Agency, LLC
 c/o Timothy C. Grubb, License #80556
 1436 S Legend Hills Dr, Ste 325
 Clearfield, UT 84015
 385-495-9022, tgrubb@bchhinc.com

After recording, return to:
 BCHH, LLC
 181 Montour Run Road
 Coraopolis, PA 15108
 Attention: Brad Cianni
 412-465-3549, bcianni@bchhinc.com

Mail tax statements to:
**CPI/Amherst SFR Program II RS,
 L.L.C.**
 5001 Plaza on the Lake
 Suite 200
 Austin, TX 78746

ds

Tax Parcel Number(s):

08-175-0016 08-453-0033 09-421-0008 09-278-0001 09-306-0003 09-486-0005

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 1st day of March, 2024, is made and entered into by and between **CPI/Amherst SFR Program II Owner, L.L.C.**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **CPI/Amherst SFR Program II RS, L.L.C.**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby bargains, sells and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Weber, in the State of Utah, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 23 day of February, 2024.

GRANTOR:

**CPI/Amherst SFR Program II Owner,
L.L.C., a Delaware limited liability
company**

By: Joseph V. Gatti

Name: Joseph V. Gatti

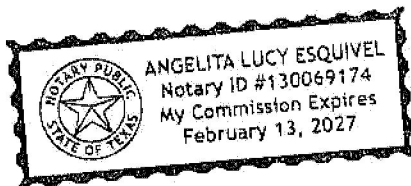
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, Angelita Esquivel a Notary Public in and for the jurisdiction aforesaid, on this 20 day of February, 2024, personally appeared, **Joseph V. Gatti**, personally known to me or proven to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is executed the same in his capacity as Vice President and Secretary of **CPI/Amherst SFR Program II Owner, L.L.C.**, a Delaware limited liability company, and that by his signature on the instrument, the person(s) or the entity upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

SEAL:



Angelita Esquivel
Notary Public

Commission Expires: February 13, 2027

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 24 of WESTLAKE VILLAGE, PHASE 1, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

COMMONLY KNOWN AS: 2802 W 4375 S, Roy, UT 84067

PARCEL ID: 08-175-0016 SPY SPY

TITLE FILE NO: 4745092-1 BT

ds

TRACT 2:

Lot 248 of CANTERBURY CROSSING, PHASE 2, according to the official plat thereof, on file and of recorded in the Weber County Recorder's Office.

TOGETHER WITH a right and easement of use and enjoyment in and to the common areas described and provided for in the Declaration of Covenants, Conditions and Restrictions of Canterbury Crossing Master Association, a Planned Unit Development, recorded May 25, 2005 in Entry No. 2105456, as the same may be amended, supplemented or restated from time to time, now or in the future, and as provided for in the Declaration of Covenants, Conditions and Restrictions of Canterbury Crossing Phase II, a Planned Residential Unit Development, recorded May 25, 2005 in Entry No. 2105458, as affected by Amended Declaration of Covenants, Conditions and Restrictions of Canterbury Crossing Phase 2, recorded October 4, 2005 in Entry No. 2133524, and as the same may be further amended, supplemented or restated from time to time, now or in the future.

COMMONLY KNOWN AS: 3309 W 4350 S, West Haven, UT 84401

PARCEL ID: 08-453-0033 SPY SPY

TITLE FILE NO: 3116470-1 BT

ds

TRACT 3:

Lot 27 of MEADOW CREEK VILLAGE SUBDIVISION, PHASE NO. 1, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

COMMONLY KNOWN AS: 4018 W 5250 S, Roy, UT 84067

PARCEL ID: 09-421-0008 SPY SPY

TITLE FILE NO: 5879338-1 BT

ds

Exhibit "A"
Legal Description(s)

TRACT 4:

Lot 245 of ALAND OF HONEY SUBDIVISION NO. 8, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

COMMONLY KNOWN AS: 4068 W 5700 S, Roy, UT 84067

PARCEL ID: 09-278-0001 SPY SPY

TITLE FILE NO: 5893142-1 BT

ds

TRACT 5:

Lot 392 of FOXGLEN SUBDIVISION NO. 18, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

COMMONLY KNOWN AS: 4907 S 3900 W, Roy, UT 84067

PARCEL ID: 09-306-0003 SPY SPY

TITLE FILE NO: 5037792-1 BT

ds

TRACT 6:

Lot 48 of BRIDAL VEIL SUBDIVISION, PHASE 3, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

COMMONLY KNOWN AS: 5321 S 4250 W, Roy, UT 84067

PARCEL ID: 09-486-0005 SPY SPY

TITLE FILE NO: 5762710-1 BT

ds

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2802 W 4375 S, ROY, UT 84067) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 25, Page 81, in the Weber County Recorder's Office.

AS TO TRACT 2 (3309 W 4350 S, WEST HAVEN, UT 84401) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 62, Page 64, in the Weber County Recorder's Office.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 2105456, 2105458 and 2133524, in the Weber County Recorder's Office.

AS TO TRACT 3 (4018 W 5250 S, ROY, UT 84067) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 1522352, in the Weber County Recorder's Office.

AS TO TRACT 4 (4068 W 5700 S, ROY, UT 84067) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 27, Page 15, in the Weber County Recorder's Office.

AS TO TRACT 5 (4907 S 3900 W, ROY, UT 84067) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Entry No(s). 980364, in the Weber County Recorder's Office.
- (2) Easement(s) as set forth in instrument(s) recorded at Book 1426, Page 141 and Entry No(s). 954077, in the Weber County Recorder's Office.

AS TO TRACT 6 (5321 S 4250 W, ROY, UT 84067) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 1709448, in the Weber County Recorder's Office.