

034271

**WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:**
Century Land Holdings of Utah, LLC
c/o Century Communities, Inc.
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111
Attn: Legal Department

12-043-0112
Tax Parcel/Serial No. 12-043-0110

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "**Deed**") is dated this 9th day of December 2020 between CAPITAL REEF MANAGEMENT, LLC, a Utah limited liability company ("**Grantor**"), whose address is c/o Ovation Homes 498 N. Kays Drive, Suite 210, Kaysville, Utah 84037 and CENTURY LAND HOLDINGS OF UTAH, a Utah limited liability company ("**Grantee**"), whose address is 2989 W. Maple Loop Drive, Suite 110, Lehi, Utah 84043.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns forever, all of that certain real property in the City of West Point, County of Davis, State of Utah, as more particularly described in Exhibit A attached hereto, which is incorporated herein by reference, together all and singular, improvements, fixtures and all easements, rights, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto, including any such rights in streets, alleys and rights-of-way, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained real property, with the hereditaments and appurtenances, including all mineral and water rights and interests not previously severed therefrom and any existing and future royalties arising from any such mineral (including oil and gas) and water rights and interests (collectively, the "**Property**").


TO HAVE AND TO HOLD the Property above bargained and described, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND, the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except for those matters shown on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR

CAPITAL REEF MANAGEMENT, LLC,
a Utah limited liability company

By: 
Name: Brad L. Frost
Title: Manager

STATE OF UTAH)
COUNTY OF DAVIS) ss.

This foregoing instrument was acknowledged before me this 9th day of December 2020 by Brad L. Frost as Manager of CAPITAL REEF MANAGEMENT, LLC, a Utah limited liability company.



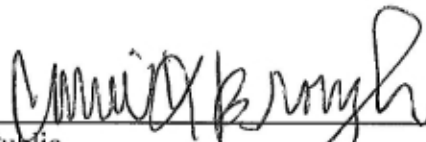

Notary Public
Residing at: Kaysville, UT
My commission expires: 2/17/2023

Exhibit A

Legal Description – Property

PARCEL 1:

Beginning at a point on the east line of 4500 West Street, said point being South 0°06'59" West 1074.64 feet along the quarter section line and North 89°58'18" East 59.44 feet from the North Quarter Corner of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; thence North 89°58'18" East 134.00 feet;
thence North 00°19'09" East 255.66 feet;
thence South 89°40'51" East 356.51 feet;
thence North 00°19'09" East 412.40 feet;
thence South 89°43'00" East 278.50 feet;
thence North 00°17'00" East 350.75 feet to the south line of 300 North Street; thence South 89°43'00" East 255.18 feet along the south line of 300 North Street to the west line of the deed described Entry no. 2838801 recorded on December 15, 2014 in Book 6164 at Page 34 - 35 in the office of the Davis County Recorder; thence South 14°50'46" East 508.37 feet along the west line of the aforementioned deed;
thence South 75°09'14" West 102.45 feet;
thence southeasterly 100.55 feet along the arc of a 1038.00 foot radius curve to the left, (center bears North 75°09'14" East and the long chord bears South 17°37'16" East 100.51 feet with a central angle of 5°33'00");
thence South 75°09'14" West 119.86 feet;
thence South 14°50'46" East 16.43 feet;
thence southeasterly 18.26 feet along the arc of a 150.00 foot radius curve to the left, (center bears North 75°09'14" East and the long chord bears South 18°20'00" East 18.25 feet, with a central angle of 6°58'28");
thence South 68°10'46" West 190.81 feet;
thence North 00°01'04" West 75.42 feet;
thence South 89°58'56" West 112.00 feet;
thence South 00°01'04" East 109.61 feet;
thence southeasterly 24.35 feet along the arc of a 15.50 foot radius curve to the left, (center bears North 89°58'56" East and the long chord bears South 45°01'04" East 21.92 feet with a central angle of 90°00'00");
thence South 00°01'04" East 60.00 feet;
thence South 89°58'56" West 19.90 feet;
thence South 00°19'09" West 112.00 feet;
thence South 89°58'56" West 385.01 feet;
thence South 00°19'09" West 96.41 feet;
thence southeasterly 14.91 feet along the arc of a 15.50 foot radius curve to the left, (center bears South 89°40'51" East and long chord bears South 27°14'22" East 14.34 feet, with a central angle of 55°07'02");
thence South 56°07'28" West 215.95 feet;
thence North 00°19'09" East 125.50 feet;
thence South 89°58'18" West 134.00 feet to the east line of 4500 West Street; thence North 00°19'09" East 60.00 feet along the east line of 4500 West Street to the point of beginning.

PARCEL 2:

Beginning at a point on the north line of Fairways Beyond the Bluff Phase 1 Cluster Subdivision, said point being South 0°06'59" West 1314.63 feet along the quarter section line and North 89°58'56" East 192.59 feet to and along the north line of Fairways Beyond the Bluff Phase 1 Cluster Subdivision from the North Quarter Corner of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; thence North 0°19'09" East 54.53 feet;

thence North 56°07'28" East 215.95 feet;
thence northwesterly 14.91 feet along the arc of a 15.50 foot radius curve to the right, (center bears North 35°12'07" East and long chord bears North 27°14'22" West 14.34 feet, with a central angle of 55°07'02");
thence North 0°19'09" East 96.41 feet;
thence North 89°58'56" East 385.01 feet;
thence North 0°19'09" East 112.00 feet;
thence North 89°58'56" East 19.90 feet;
thence North 0°01'04" West 60.00 feet; thence northwesterly 24.35 feet along the arc of a 15.50 foot radius curve to the right, (center bears North 0°01'04" West and the long chord bears North 45°01'04" West 21.92 feet with a central angle of 90°00'00");
thence North 0°01'04" West 109.61 feet;
thence North 89°58'56" East 112.00 feet;
thence South 0°01'04" East 75.42 feet;
thence North 68°10'46" East 190.81 feet;
thence northwesterly 18.26 feet along the arc of a 150.00 foot radius curve to the right, (center bears North 68°10'46" East and the long chord bears North 18°20'00" West 18.25 feet, with a central angle of 6°58'28");
thence North 14°50'46" West 16.43 feet;
thence North 75°09'14" East 119.86 feet;
thence northwesterly 100.55 feet along the arc of a 1038.00 foot radius curve to the right, (center bears North 69°36'14" East and the long chord bears North 17°37'16" West 100.51 feet with a central angle of 5°33'00");
thence North 75°09'14" East 102.45 feet to the west line of the deed described Entry no. 2838801 recorded on December 15, 2014 in Book 6164 at Page 34 - 35 in the office of the Davis County Recorder;
thence South 14°50'46" East 788.73 feet along the west line of the aforementioned deed to the north line of Fairways Beyond the Bluff Phase 1 Cluster Subdivision;
thence South 89°58'56" West 1229.33 feet along the north line of Fairways Beyond the Bluff Phase 1 Cluster Subdivision to the point of beginning.

Exhibit B

Permitted Exceptions

1. General taxes for the year 2020 are paid. Serial No. 12-043-0112.
2. General taxes for the year 2020 are paid. Serial No. 12-043-0110.
3. Said property is located within the boundaries of Weber Basin Water Conservancy District, North Davis Sewer Improvement District, Mosquito Abatement District, North Davis Sewer District, Hooper Water Improvement District, North Davis Fire District, Davis County Library, Davis School District, Community Development and Renewal Agency of West Point City, and West Point City (776-0970), and is subject to the charges and assessments levied thereunder.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Any and all outstanding oil and gas, mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for use of said rights.
6. Grant of Public Utility Easement in favor of West Point City, and the terms and conditions thereof, recorded January 4, 2008 as Entry No. 2332284 in Book 4442, Page 326, records of Davis County, Utah.
7. Subject to the effects of the following shown on the ALTA/NSPS Survey prepared by Ensign Engineering - Job No. L2264 dated November 25, 2020:
 - 1) Existing Telephone Pole located in the Northeasterly corner of subject property.
 - 2) Fence line along the Northeasterly boundary not on property line.