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BK 8004 PG 1500

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/6/2022 3:41:00 PM  
FEE \$40.00 Pgs: 5  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

WHEN RECORDED MAIL TO:

Toll Southwest, LLC  
c/o Toll Bros., Inc.  
250 Gibraltar Road  
Horsham, PA 19044  
Attn; Jeffrey Calcagni, Esq

File No.: 157663-DMF

## **SPECIAL WARRANTY DEED**

In Reference to Tax ID Number(s):

01-506-0103, 01-506-0104, 01-506-0106, 01-506-0149, 01-506-0224, 01-506-0225 and 01-506-0231

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Toll Southwest, LLC  
c/o Toll Bros., Inc.  
250 Gibraltar Road  
Horsham, PA 19044  
Attn.: Jeffrey Calcagni, Esq.  
Tax Parcel Nos. \_\_\_\_\_

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Space Above This Line Reserved for Recorder's Use

**SPECIAL WARRANTY DEED**

DRP UT 1, LLC, a Delaware limited liability company ("**Grantor**") hereby conveys and warrants against all who claim by, through, or under Grantor, but against no others, to TOLL SOUTHWEST LLC, a Delaware limited liability company ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the following real property located in Davis County, Utah, subject to all matters set forth in **Exhibit B** hereto:

*See **Exhibit A** attached hereto and incorporated by reference for property description.*

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

DATED, as of the 4 day of May, 2022.

**GRANTOR:**

DRP UT 1, LLC,  
a Delaware limited liability company

By: DW General Partner, LLC, a  
Delaware limited liability company,  
its manager

By: Marc Valdes  
Name: MARC VALDES  
Title: Authorized Signatory

State of New York )  
SS.

County of New York )

The foregoing instrument was acknowledged before me this 4 day of May, 2022 by MARC VALDES, as Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, which is the manager of DRP UT 1, LLC, a Delaware limited liability company.

Danielle Engelman  
Notary Public

DANIELLE ELYSE ENGELMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02EN6407166  
Qualified in New York County  
My Commission Expires 05-11-2024

**EXHIBIT A**

**Legal Description of Property**

Lots 103, 104, 106, 149, 224, 225 and 231, THE RIDGE SUBDIVISION P.U.D., according to the official plat thereof as recorded in the office of the Davis County Recorder on September 10, 2019 as Entry No. 3185812 in Book 7343 at Page 740.

**EXHIBIT B**

**Permitted Exceptions**

The conveyance of the real property described in **Exhibit A** is subject to the following exceptions: (a) applicable real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both; (b) applicable reservations in patents, water rights, claims or title to water and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other matters now of record; (c) any applicable matters shown on the final plat for the property; (d) any lien or encumbrance relating to general or special assessments levied against the property by any federal, state or local governmental or quasi-governmental entity or agency; (e) any matters existing for any reason other than the act (but not the mere omission) of Grantor that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property; (f) any encumbrances or other matters of record now existing for any reason other than the act (but not the mere omission) of Grantor; and (g) any matter required by a governmental or quasi-governmental authority in connection with the continued use, development, maintenance or construction of the property.