

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:
Century Land Holdings of Utah, LLC
10644 S. Jordan Gateway, Suite 300
South Jordan, UT 84095
Attn: Braden Cooper

175020-LMP

Tax Parcel/Serial Nos: ~~15-130-001~~; 15-130-0001;
~~15-130-002~~; ~~15-130-003~~; ~~15-130-004~~; 15-130-0002;
~~15-130-005~~; ~~15-130-006~~; ~~15-130-007~~; 15-130-0003;
~~15-130-008~~ 15-130-0004; 15-130-0005;
15-130-0006; 15-130-0007; 15-130-0008

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, L.C., a Utah limited liability company, as Grantor, whose address is 2078 East 200 South, Layton, Utah 84040, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, as Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Davis County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "**Property**"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property which have not been previously severed from the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

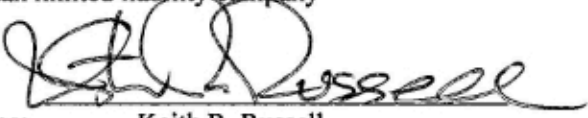
SUBJECT ONLY TO: Only to the permitted exceptions set forth in Exhibit "B" hereto.

[SIGNATURE PAGE FOLLOWS.]

Dated as of the 28 day of MARCH, 2024.

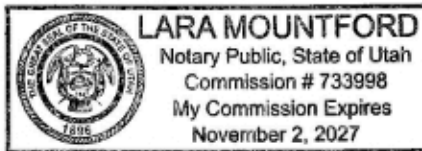
GRANTOR:

TOUCAN INVESTMENT, REAL ESTATE AND
DEVELOPMENT, L.C.,
a Utah limited liability company

By: 
Name: Keith R. Russell
Title: Managing Member

State of Utah)
County of Davis):ss

The foregoing instrument was acknowledged before me this 28 day of MARCH, 2024, by Keith R. Russell, Managing Member of Toucan Investment, Real Estate and Development, L.C., a Utah limited liability company.





Notary Public
Residing at: UTAH
My commission expires: 11/2/2027

Exhibit "A"
To
Special Warranty Deed
Property - Legal Description

Lots 1 through 8, inclusive,

SHORELINE VIEW SUBDIVISION, according to the official plat thereof recorded June 21, 2023 as Entry No. 3533311 in Book 8280 at Page 287 in the office of the Davis County Recorder.

Exhibit "B"
To
Special Warranty Deed
Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, a lien not yet due or payable.
2. The herein described Land is located within the boundaries of Davis County School District, North Davis Sewer District, Davis County Mosquito Abatement District, Weber Basin Water Conservancy District, Syracuse City, and is subject to any and all charges and assessments levied thereunder.
3. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Easements, notes and restrictions as shown on the recorded plat for Shoreline View Subdivision recorded June 21, 2023 as Entry No. 3533311 in Book 8280 at Page 287.