

**WHEN RECORDED, MAIL TO:**

LHM DEV DSH, LLC  
9350 South 150 East, Suite 140  
Sandy, UT 84070

184005-LMF

APNs: 12-065-0086; 12-065-0186; 12-065-0206; 12-065-0207; 12-391-0024;  
12-960-0117 through 12-960-0123; and 12-960-0126 through 12-960-0158

**SPECIAL WARRANTY DEED**

**DISCOVERY DEVELOPMENT, L.L.C.**, a Utah limited liability company, having a mailing address of 9350 S. 150 E., Sandy, Utah 84070 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to **LHM DEV DSH, LLC**, a Utah limited liability company, having a mailing address of 9350 S. 150 E., Suite 900, Sandy, Utah 84070 ("Grantee"), for the sum of Ten Dollars (\$10.00), the following described real property located in Davis County, State of Utah, to wit:

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

TO HAVE AND TO HOLD the Property, together with all improvements and fixtures attached to the Property and all rights, privileges, and easements appurtenant thereto, including, without limitation, all water and mineral rights.

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

*[Signature and Acknowledgement Page Follows]*

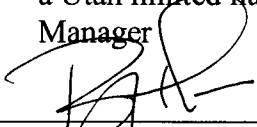
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1<sup>st</sup> day of November, 2024.

**GRANTOR:**

**Discovery Development, LLC,**  
a Utah limited liability company

By: LHM DH, LLC,  
a Utah limited liability company  
Its: Manager

By: LHMRE, LLC,  
a Utah limited liability company  
Its: Manager

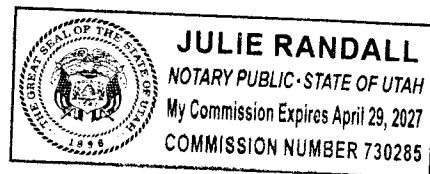
By:   
Name: Brad Holmes  
Title: President

STATE OF Utah )  
County of Salt Lake ) ss.  
)

On November 1, 2024, before me, the undersigned Notary Public, personally appeared Brad Holmes, the President of LHMRE, LLC, a Utah limited liability company, the Manager of LHM DH, LLC, a Utah limited liability company, the Manager of DISCOVERY DEVELOPMENT, LLC, a Utah limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

  
Notary Public



**EXHIBIT A**  
**PROPERTY LEGAL DESCRIPTION**

That certain real property situated in the County of Davis, State of Utah, more particularly described as follows:

All of Lots 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, and 158, WILCOX FARMS RESIDENTIAL SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Davis County Recorder.

**For Information Purposes Only:**

**Tax ID Nos. 12-960-0117 through 12-960-0123; and  
12-960-126 through 12-960-158**

A PARCEL OF LAND, SIT IN THE SW 1/4 OF SEC 11-T4N-R2W, SLB&M, BEING MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE N'LY R/W LINE OF 1600 SOUTH STR, SD PT BEING N 00°07'41" E 1219.79 FT ALG THE SEC LINE (NAD83 BEARING BEING N 0°28'00" E BETWEEN THE SW COR & THE W 1/4 COR OF SD SEC 11, PER DAVIS COUNTY TOWNSHIP REFERENCE PLAT) & S 89°52'19" E 33 FT FR THE SW COR OF SD SEC 11; & RUN TH N 00°07'41" E 56.00 FT; TH S 89°52'19" E 561.23 FT; TH S 36°41'00" E 755.64 FT; TH N 89°52'19" W 432.90 FT; TH N'LY 69.91 FT ALG THE ARC OF 530.00-FOOT RAD NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N 89°59'24" W & THE LC BEARS N 03°46'08" W 69.86 FT WITH A CENTRAL ANGLE OF 07°33'27"); TH N'LY 61.94 FT ALG THE ARC OF A 470.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS N 82°27'09" E & THE LC BEARS N 03°46'21" W 61.89 FT WITH A CENTRAL ANGLE OF 07°33'01"); TH N 00°00'10" E 300.12 FT; TH N 89°52'19" W 354.49 FT; TH N 00°07'41" E 117.42 FT; TH N 89°52'19" W 217.00 FT TO THE POB. CONT. 4.68 ACRES.

**For Information Purposes Only:**

**Tax ID No. 12-391-0024**

*[Legal Descriptions Continue Below]*

A PARCEL OF LAND, SIT IN THE SW 1/4 OF SEC 11-T4N-R2W, SLB&M, BEING MORE PARTLY DESC AS FOLLOWS: BEG AT A PT ON THE E'LY R/W LINE OF 1000 WEST STR, SD PT BEING N 00°07'41" E 1279.79 FT ALG THE SEC LINE (NAD83 BEARING BEING N 0°28'00" E BETWEEN THE SW COR & THE W 1/4 COR OF SD SEC 11 PER DAVIS COUNTY TOWNSHIP REFERENCE PLAT) & S 89°52'19" E 33.00 FT FR THE SW COR OF SD SEC 11; & RUN TH N 00°07'41" E 87.26 FT; TH N 88°17'43" E 161.71 FT; TH S 00°07'41" W 92.43 FT; TH N 89°52'19" W 161.63 FT TO THE POB. CONT. 0.351 ACRES.

**For Information Purposes Only:**

**Tax ID No. 12-065-0206**

A PARCEL OF LAND SIT IN THE SW 1/4 OF SEC 11-T4N-R2W, SLB&M, BEING MORE PARTLY DESC AS FOLLOWS: BEG AT A PT WH IS N 00°07'41" E 1279.79 FT ALG THE SEC LINE (NAD83 BEARING BEING N 0°28'00" E BETWEEN THE SW COR & THE W 1/4 COR OF SD SEC 11, PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) & S 89°52'19" E 194.62 FT FR THE SW COR OF SD SEC 11; & RUN TH N 00°07'41" E 92.43 FT; TH N 88°18'00" E 142.20 FT; TH N 00°07'41" E 55.32 FT; TH N 89°32'25" E 158.16 FT; TH S 27°09'00" E 91.16 FT; TH S 36°41'00" E 96.04 FT; TH N 89°52'19" W 258.23 FT; TH N 00°07'41" E 4.00 FT; TH N 89°52'19" W 141.38 FT TO THE POB. CONT. 1.04 ACRES

**For Information Purposes Only:**

**Tax ID No. 12-065-0207**

BEG AT A PT ON THE S LINE OF WILCOX FARMS AMD SUB, SD PT BEING N 0°07'41" E 1219.79 FT ALG THE SEC LINE TO THE EXTENSION OF A S LINE OF SD WILCOX FARMS AMD SUB & S 89°52'19" E 190.31 FT TO & ALG THE S LINE OF SD WILCOX FARMS AMD SUB FR THE SW COR OF SEC 11-T4N-R2W, SLB&M, & RUN; TH S 89°52'19" E 59.69 FT ALG A S LINE TO AN INTERIOR CORNER OF SD WILCOX FARMS AMD SUB; TH S 0°07'41" W 96.14 FT ALG A W LINE OF SD WILCOX FARMS AMD SUB; TH N 89°52'19" W 59.69 FT; TH N 0°07'41" E 96.14 FT TO THE POB. CONT. 0.13 ACRES

**For Information Purposes Only:**

**Tax ID No. 12-065-0186**

BEG AT A PT WH IS N 0°07'41" E 1275.7 FT ALG SEC LINE FR THE SW COR OF SEC 11-T4N-R2W, SLM; & RUN TH N 0°07'41" E 4 FT; TH S 89°52'19" E 336.00 FT; TH S 0°07'41" W 4.0 FT; TH N 89°52'19" W 336.00 FT TO THE POB. CONT. 0.031 ACRES.

**For Information Purposes Only:**

**Tax ID No. 12-065-0086**