

WHEN RECORDED, MAIL TO:

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

184004 - LMF

APNs: 10-374-0138 through 10-374-0145, 10-383-0146 through 10-383-0153;
10-383-0158 through 10-383-0168, 10-374-0173; 10-043-0042; 10-043-0046; and 10-043-0050

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 13 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: Brad Holmes
Name: Brad Holmes
Title: President

STATE OF Utah)
County of Salt Lake) ss.

On November 13, 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.

Julie Randall
Notary Public

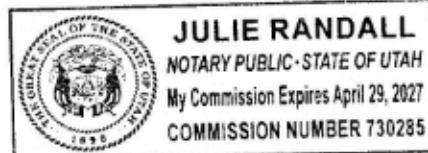


EXHIBIT A
PROPERTY LEGAL DESCRIPTION

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

All of Units 138, 139, 140, 141, 142, 143, 144, and 145, and all of Lot 173, TRAILSIDE WEST PRUD – 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. 10-374-0138 through 10-374-0145, and 10-374-0173

All of Units 146, 147, 148, 149, 150, 151, 152, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, and 168, TRAILSIDE WEST PRUD – PHASE 1 First Amended, according to the official plat thereof as recorded in the office of the Davis County Recorder.

For Information Purposes Only:

Tax ID Nos. 10-383-0146 through 10-383-0153, and 10-383-0158 through 10-383-0168

Beginning at a point 289.37 feet South 89°50'40" West along the section line and North 00°03'50" West 1004.92 feet to a point 350.0 feet South 00°03'50" East of the Southwesterly line of the Oregon Short Line Railroad right of way and North 49°35' West 568.61 feet parallel to said right of way and North 00°03'50" West 350.0 feet to the Southwesterly line of the Oregon Short Line Railroad right of way and North 49°31' West 772.64 feet, more or less, along said right of way along a line 50.0 feet perpendicularly distant Southwesterly from the centerline thereof and Northwesterly 596.21 feet along the arc of a 5779.60 foot radius curve to the right (long chord bears North 46°32'45" West 595.75 feet) along said railroad to the North line of the Southwest quarter section and South 89°44'10" West 217.12 feet, more or less, along the North line of the quarter section from the Southeast corner of the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence along an Easterly line of property conveyed in Special Warranty Deed recorded April 29, 2022 as Entry No. 3474020 in Book 7999 at Page 2131, South 00°15'49" East 30.17 feet; thence South 34°32'22" East 216.61 feet; thence South 44°24'38" West 21.34 feet; thence South 45°43'18" East 90.07 feet; thence 23.26 feet along the arc of a 55.00 foot radius curve to the left (long chord bears South 17°47'45" West 23.09 feet); thence 10.14 feet along the arc of a 15.00 foot radius curve to the right (long chord bears South 25°02'42" West 9.95 feet); thence South 44°24'38" West 113.57 feet; thence 23.86 feet along the curve of a 15.00 foot radius curve to the right (long chord bears South 89°58'42" West 21.42 feet); thence 29.59 feet along the arc of a 171.00 foot radius curve to the right (long chord bears North 39°29'47" West 29.55 feet); thence North 34°32'21" West 366.15 feet; thence Northwesterly 43.33 feet along the arc of a 229.00 foot radius curve to the left (long chord bears North 39°51'35" West 43.27 feet); thence Northwesterly 47.17 feet along the arc of a 70.50 foot radius curve to the right (long chord bears North 29°32'43" West 46.30 feet) to the North line of said quarter section; thence North 89°44'10" East 216.67 feet, more or less, along said section line to the point of beginning. (Rotation to NAD83 00°20'42" clockwise)

For Information Purposes Only:

Tax ID No. 10-043-0042

[Legal Descriptions Continue Below]

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of the parcel described in Entry No. 3512331 (Book 8160, Page 627), said point being South 89°50'40" West 287.98 feet along the Section Line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Quarter Corner per the Davis County Township Reference Plat) and North 00°09'20" West 866.80 feet from the Southeast corner of the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence along the perimeter of that parcel described in Entry No. 3474020 (Book 7999, Page 2131) the following eight (8) courses and distances: 1) South 89°56'10" West 51.74 feet; 2) South 73°08'27" West 37.90 feet; 3) North 16°51'33" West 50.50 feet; 4) South 73°08'31" West 138.50 feet to the future right-of-way line of Copper Sky Drive (per the Trailside West PRUD – Phase 1 Subdivision Plat) 5) North 16°51'33" West 100.51 feet; 6) northwesterly 86.88 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 73°08'27" West and the long chord bears North 25°46'46" West 86.53 feet with a central angle of 17°50'27"); thence North 34°42'00" West 383.98 feet; thence North 55°18'04" East 106.54 feet to the westerly line of the aforementioned parcel (Entry No 3512331); thence along said westerly parcel the following four (4) courses and distances: 1) South 00°03'50" East 40.65 feet; 2) South 49°33'49" East 79.53 feet; 3) South 48°41'38" East 495.56 feet; 4) South 00°03'50" East 128.22 feet to the Point of Beginning.

For Information Purposes Only:

Tax ID No. 10-043-0046

A PARCEL OF LAND, SIT IN THE SW 1/4 OF SEC 18-T4N-R1W, SLB&M, BEING MORE PARTLY DESC AS FOLLOWS: BEG AT A PT WH IS S 89°50'40" W 289.37 FT ALG THE SEC LINE (NAD83 BEARING BEING N 89°48'38" W BETWEEN THE S 1/4 COR & THE SW COR OF SD SEC 18 PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) FR THE S 1/4 COR OF SEC 18 & RUN TH S 89°50'40" W 162.70 FT; TH N 34°42'00" W 867.30 FT; TH N 40°20'38" W 122.02 FT; TH N 34°42'00" W 1362.86 FT; TH N 25°20'23" W 201.54 FT; TH N 34°32'22" W 636.60 FT TO THE E-W 1/4 SEC LINE; TH N 89°44'10" E 70.12 FT ALG SD 1/4 SEC LINE; TH SE'LY 47.17 FT ALG THE ARC OF A 70.50 FT RADIUS CURVE TO THE LEFT (CENTER BEARS N 79°37'25" E & THE LONG CHORD BEARS S 29°32'43" E 46.30 FT WITH A CENTRAL ANGLE OF 38°20'17"); TH SE'LY 43.33 FT ALG THE ARC OF A 229.00 FT RADIUS CURVE TO THE RIGHT (CENTER BEARS S 44°37'10" W & THE LONG CHORD BEARS S 39°57'35" E 43.27 FT WITH A CENTRAL ANGLE OF 10°50'29"); TH S 34°32'21" E 366.15 FT; TH 29.59 FT ALG THE ARC OF A 171.00 FT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS N 55°27'39" E & THE LONG CHORD BEARS S 39°29'47" E 29.55 FT WITH A CENTRAL ANGLE OF 09°54'52"); TH 23.86 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE LEFT (CENTER BEARS N 45°32'47" E & THE LONG CHORD BEARS N 89°58'42" E 21.42 FT WITH A CENTRAL ANGLE OF 91°08'09"); TH N 44°24'38" E 113.57 FT; TH 10.14 FT ALG THE ARC OF A 15.00 FT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS N 45°35'22" W & THE LONG CHORD BEARS N 25°02'42" E 9.95 FT WITH A CENTRAL ANGLE OF 38°43'51"); TH 23.26 FT ALG THE ARC OF A 55.00 FT RADIUS CURVE TO THE RIGHT (CENTER BEARS S 84°19'13" E & THE LONG CHORD BEARS N 17°47'45" E 23.09 FT WITH A CENTRAL

ANGLE OF 24°13'55"); TH N 45°43'18" W 90.07 FT; TH N 44°24'38" E 21.34 FT; TH N 34°32'22" W 216.61 FT; TH N 00°15'49" W 30.17 FT TO THE E-W 1/4 SEC LINE; TH N 89°44'10" E 217.12 FT ALG SD RR RJW THE FOLLOWING TWO (2) COURSES & DISTANCES: (1) SE'LY 596.01 FT ALG THE ARC OF A 5779.60 FT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N 46°24'31" E & THE LONG CHORD BEARS S 46°32'45" E 595.75 FT WITH A CENTRAL ANGLE OF 05°54'31") (2) S 49°31'00" E 772.64 FT; TH S 00°03'50" E 309.30 FT; TH S 55°18'04" W 106.39 FT; TH S 34°42'00" E 383.98 FT; TH SE'LY 86.88 FT ALG THE ARC OF A 279.00 FT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS S 55°18'00" W & THE LONG CHORD BEARS S 25°46'46" E 86.53 FT WITH A CENTRAL ANGLE OF 17°50'27"); TH S 16°51'33" E 100.51 FT; TH N 73°08'31" E 138.50 FT; TH S 16°51'33"E 50.50 FT; TH N 73°08'27" E 37.90 FT; TH N 89°56'10" E 51.74 FT; TH S 00°03'50" E 866.80 FT TO THE POB. CONT. 35.66 ACRES LESS & EXCEPT THAT PPT Y CONV 08/25/2022 IN SPECIAL WARRANTY DEED E# 3494573 BK 8079 PG 1066-1069 DESC AS FOLLOWS: A PARCEL OF LAND SIT IN THE SW 1/4 OF SEC 18-T4N-R1W, SLB&M, BEING MORE PARTLY DESC AS FOLLOWS: BEG AT A PT WH IS S 89°50'40" W 719.61 FT ALG THE SEC LINE (NAD83 BEARING BEING N 89°48'38" W BETWEEN THE S 1/4 COR & THE SW COR OF SD SEC 18 PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) & N 00°09'20" W 1415.44 FT FR THE S 1/4 COR OF SEC 18; & RUN TH S 55°18'04" W 106.39 FT; TH N 34°42'00" W 408.44 FT; TH NWLY 132.69 FT ALG THE ARC OF A 279.00 FT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS S 55°18'00" W & THE LC BEARS N 48°19'28" W 131.44 FT WITH A CENTRAL ANGLE OF 27°14'56"); TH SWLY 98.17 FT ALG THE ARC OF A 55.00 FT RADIUS CURVE TO THE LEFT (CENTER BEARS S 28°03'04" W & THE LC BEARS S 66°55'00" W 85.65 FT WITH A CENTRAL ANGLE OF 102°16'08"); TH SWLY 10.35 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE RIGHT (CENTER BEARS N 74°13'04" W & THE LC BEARS S 35°32'28" W 10.14 F.T WITH A CENTRAL ANGLE OF 39°31'04"); TH N 34°42'00" W 207.01 FT; TH NLY 41.58 FT ALG THE ARC OF A 55.00 FT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N 81°23'02" W & THE LC BEARS N 13°02'31" W 40.60 FT WITH A CENTRAL ANGLE OF 43°18'58"); TH N 34°42'00" W 165.28 FT; TH NWLY 53.03 FT ALG THE ARC OF A 279.00 FT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS S 55°18'00" W & THE LC BEARS N 40°08'41" W 52.95 FT WITH A CENTRAL ANGLE OF 10°53'22"); TH N 45°35'22" W 280.45 FT; TH NWLY 10.14 FT ALG THE ARC OF A 15.00 FT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS N 44°24'38" E & THE LC BEARS N 26°13'27" W 9.95 FT WITH A CENTRAL ANGLE OF 38°43'51"); TH WLY 137.49 FT ALG THE ARC OF A 55.00 FT RADIUS CURVE TO THE LEFT (CENTER BEARS S 83°08'29" W & THE LC BEARS N 78°28'24" W 104.39 FT WITH A CENTRAL ANGLE OF 143°13'46"); TH N 45°43'18" W 90.07 FT; TH N 44°24'38" E 21.34 FT; TH N 34°32'22" W 216.61 FT; TH N 00°15'49" W 30.17 FT TO A PT ON THE E-W 1/4 SEC LINE; TH N 89°44'10" E 217.12 FT ALG SD

1/4 SEC LINE TO A PT ON TH RR RfN; TH ALG SD RR RfN THE FOLLOWING TWO (2) COURSES & DISTANCES: 1) SE'LY 596.01 FT ALG THE ARC OF A 5779.60 FT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N 46°24'31" E & THE LC BEARS S 46°32'45" E 595.75 FT WITH A CENTRAL ANGLE OF 05°54'31"); 2) TH S 49°31'00" E 772.64 FT; TH S 00°03'50" E 309.30 FT TO THE POB. CONT. 8.455 ACRES ALSO LESS & EXCEPT TRAILSIDE WEST PRUD - PHASE 1, RECORDED 11/20/2023 AS E# 3551691 BK 8383 PG 198, FILE# 6689. CONT. 24.174 ACRES TOTAL ACREAGE 3.031 ACRES

For Information Purposes Only:

Tax ID No. 10-043-0050