

WHEN RECORDED, MAIL TO:

Clayton Properties Group, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58:035:0139

ENT 36827:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 20 08:47 AM FEE 40.00 BY TM
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

NCS-847549PH11-jt

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

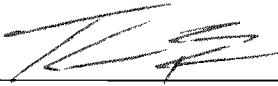
THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(68)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of recording.

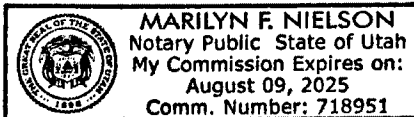
GRANTOR:

LAND RESERVE, INC., a Utah corporation,
f/k/a Suburban Land Reserve, Inc., a Utah
corporation

By: 
Name: Tyler L. Buswell RLB
Its: President

STATE OF UTAH)
: ss.
COUNTY of SALT LAKE)

On this 9 day of May, 2025, before me personally appeared Tyler Buswell, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of LAND RESERVE, INC., a Utah corporation, f/k/a Suburban Land Reserve, Inc., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



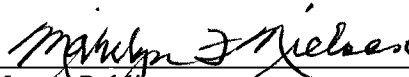

Notary Public

EXHIBIT A**Legal Description of the Property****Phase J-1 and Phase J-2 Takedown****Phase J-1:**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the East Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1158.703 feet along the Section Line and North 3123.273 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive North 00°00'13" East 650.979 feet; thence South 89°59'47" East 3.824 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North 89°53'58" East, Chord: South 45°03'01" East 16.956 feet); thence along the arc of said curve 18.829 feet through a central angle of 89°53'58"; thence East 187.176 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 45°00'07" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 89°59'47"; thence South 89°59'47" East 29.500 feet; thence North 00°00'13" East 0.005 feet; thence South 89°59'47" East 29.500 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 44°59'53" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'13"; thence East 204.126 feet; thence South 59.000 feet; thence West 99.630 feet; thence South 00°00'13" West 377.00 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 56.998 feet; thence South 89°59'47" East 116.500 feet; thence South 00°00'13" West 85.752 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 60.274 feet; thence North 89°59'47" West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North 89°59'47" West, Chord: North 44°59'47" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 89°59'47" West 187.074 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 00°00'10" West, Chord: South 45°00'10" West 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 90°00'00"; thence North 89°59'47" West 3.926 feet to the point of beginning.

Acres: 5.513

Square Footage: 240,125

of Lots: 43

of Parcels: 2

Phase J-2:

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the East Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1158.726 feet along the Section Line and North 2758.462 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence said Riverside Drive North 00°00'13" East 364.810 feet; thence South 89°59'47" East 3.926 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'50" East, Chord: North 45°00'10" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of

90°00'00"; thence South 89°59'47" East 187.074 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears South 00°00'13" West, Chord: South 44°59'47" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence South 89°59'47" East 59.000 feet; thence North 00°00'13" East 60.274 feet; thence South 89°59'47" East 116.500 feet; thence South 00°00'13" West 288.250 feet; thence East 104.501 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'07" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 89°59'47"; thence South 89°59'47" East 29.500 feet; thence North 00°00'13" East 0.005 feet; thence South 89°59'47" East 29.500 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 44°59'53" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'13"; thence East 1.085 feet to a point on a 1329.500 foot radius non tangent curve to the right, (radius bears South, Chord: South 85°41'36" East 199.681 feet); thence along the arc of said curve 199.869 feet through a central angle of 08°36'49" to a point of reverse curvature with a 12.000 foot radius tangent curve to the left, (radius bears North 08°36'49" East, Chord: North 49°18'31" East 18.197 feet); thence along the arc of said curve 20.653 feet through a central angle of 98°36'36"; thence South 89°59'47" East 46.000 feet; thence South 00°00'13" West 15.209 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 38°52'56" East 31.389 feet); thence along the arc of said curve 33.934 feet through a central angle of 77°46'18" to a point of reverse curvature with a 1317.668 foot radius tangent curve to the right, (radius bears South 12°13'55" West, Chord: South 77°39'41" East 4.905 feet); thence along the arc of said curve 4.905 feet through a central angle of 00°12'48"; thence South 12°25'52" West 46.041 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 12°25'52" West, Chord: South 56°29'11" West 17.248 feet); thence along the arc of said curve 19.245 feet through a central angle of 91°53'23"; thence South 10°32'29" West 106.037 feet to a point on a 1130.000 foot radius non tangent curve to the right, (radius bears South 12°00'55" West, Chord: South 67°00'26" East 430.357 feet); thence along the arc of said curve 433.001 feet through a central angle of 21°57'18"; thence South 56°01'47" East 520.405 feet; thence South 33°58'13" West 87.027 feet to the Northerly Right-of-Way Line of Pony Express Parkway; thence along said Pony Express Parkway the following (x) courses: 1) North 56°01'49" West 524.537 feet to a point on a 1043.000 foot radius tangent curve to the left, (radius bears South 33°58'11" West, Chord: North 69°29'47" West 485.765 feet); 2) along the arc of said curve 490.266 feet through a central angle of 26°55'56"; 3) North 82°57'45" West 421.846 feet; 4) South 89°21'17" West 31.810 feet to a point on a 549.500 foot radius tangent curve to the left, (radius bears South 00°38'44" East, Chord: South 84°53'12" West 85.613 feet); 5) along the arc of said curve 85.700 feet through a central angle of 08°56'09" to a point of reverse curvature with a 164.500 foot radius non tangent curve to the right, (radius bears North 09°34'55" West, Chord: North 72°10'58" West 151.402 feet); 6) along the arc of said curve 157.330 feet through a central angle of 54°47'54" to a point of compound curvature with a 124.500 foot radius non tangent curve to the right, (radius bears North 45°13'08" East, Chord: North 32°46'28" West 51.798 feet); 7) along the arc of said curve 52.179 feet through a central angle of 24°00'48" to the point of beginning.

Acres: 8.663

Square Footage: 377,342

of Lots: 50

of Parcels: 2