

ENT 38335 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 23 01:18 PM FEE 40.00 BY CS
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Destination Construction, LLC
67 S. Main Street
Suite 300
Layton, Utah 84041

Tax Parcel Nos.: 35:840:0250, 35:840:0251, 35:840:0252, 35:840:0253, 35:840:0254
NCS-1122439BPE-jt

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAND RESERVE, INC., a Utah corporation, fka Suburban Land Reserve, Inc., a Utah corporation, as Grantor, with an address of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to DESTINATION CONSTRUCTION, LLC, a Utah limited liability company, as Grantee, with an address of 67 S. Main Street, Suite 300, Layton, Utah 84041, 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 Lots and/or a careful inspection of the Lots 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) to the fullest extent allowable under applicable law, 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 Lots or extract minerals or other substances from the Lots above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Lots in connection with the rights reserved herein.

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

LAND RESERVE, INC.,
a Utah corporation

By: 

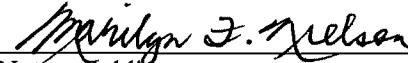
Name: Tyler L. Buswell

Its: President

RLB

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

On this 23 day of May, 2025, before me personally appeared Tyler L. 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, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.


Notary Public

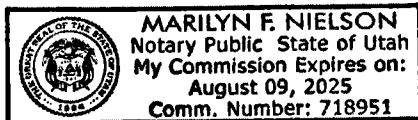


Exhibit A

(Real Property)

Lots 250, 251, 252, 253, and 254 of Beacon Pointe Village 2 Subdivision recorded on December 21, 2023, as Entry No. 82644:2023, Map 16979, in the Official Records of the Utah County Recorder's Office.