

**SPECIAL WARRANTY DEED**

THIS DEED, made this 6<sup>th</sup> day of June, 2025, is between **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company, ("Grantor"), and **CLAYTON PROPERTIES GROUP, INC**, a Tennessee corporation ("Grantee"), whose street address is 590 Madison Avenue, 13<sup>th</sup> Floor, New York, NY 10022.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, the real property (the "Property"), together with improvements, if any, situate, lying and being in the County of Utah, State of Utah, as more particularly described as follows:

See Exhibit "A", attached hereto and incorporated herein by this reference;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and any and all easements or right to use easements relating to the Property and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any statutory exceptions incorporated herein by this reference.

[signature page follows]

IN WITNESS WHEREOF, this Deed is effective as of the date first set forth above.

**DOMAIN TIMBERLAKE MULTISTATE 2, LLC,**  
a Delaware limited liability company

By: Domain Timberlake Holdings, LLC  
Its: Manager

By: Houdin Honarvar  
Name: Houdin Honarvar  
Title: Authorized Signatory

State of New York )  
 )  
County of NY )

This instrument was acknowledged before me on this 5<sup>th</sup> day of June, 2025, by Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate 2, LLC, a Delaware limited liability company, on behalf of the company.

Josephine G. Cimino  
Notarial Public, State of New York  
Name: Josephine G. Cimino  
My Commission Expires: 7-5-2028

JOSEPHINE G CIMINO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CI0026551  
Qualified in Nassau County  
My Commission Expires 7-5-2028

[Seal]

(WANDER2 SWD)

**Exhibit A to Special Warranty Deed**

(Legal Description)

LOT 970, INCLUSIVE, WANDER PHASE H2, according to the official plat thereof as recorded in the office the Utah County Recorded on December 6, 2024 as Entry No. 86145:2024. (Tax ID No. 69:055:0970)

and

LOTS 1070 THROUGH 1072, INCLUSIVE, AND LOT 1099, WANDER PHASE H4, according to the official plat thereof as recorded in the office the Utah County Recorded on September 5, 2024 as Entry No. 60641:2024. (Tax ID Nos. 69:042:1070 through 69:042:1070 and 69:042:1099)