Ent 510873 Bk 1385 Pg 1590 – 1593 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2021 Nov 18 03:52PM Fee: \$40.00 TC For: Cottonwood Title Insurance Agency, In ELECTRONICALLY RECORDED

RECORDING REQUESTED BY & WHEN RECORDED, MAIL TO:

Document and Tax Notice

Alpha-KH Heber, LLC Attn: R. Roman Groesbeck 166 East 14000 South, Suite 210 Draper, Utah 84020

Affecting Tax Parcel No.: 00-0021-5172

150196-GTB

(space above for Recorder's use)

SPECIAL WARRANTY DEED

BRC ADG JV HEBER, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, to ALPHA-KH HEBER, LLC, a Utah limited liability company, whose address is 166 E. 14000 S., Suite 210, Draper, UT 84020, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

See Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO (i) taxes and assessments not yet due and payable and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions and agreements of record.

[Signature and Acknowledgment Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4 day of November 2021.

GRANTOR:

BRC ADG JV Heber, LLC, a Utah limited liability company

By: Alpha-Heber GP, LLC,

a Utah limited liability company

Its: Manager

By: Wadsworth dbUrban Heber, LLC,

a Utah limited liability company

Its: Manager

By: Wadsworth Heber, LLC,

a Utah limited liability company

Its: Manager

By: Wadsworth & Sons II, LLC,

a Utah limited liability company

Its: Manager

Name: Con L. Wadsworth

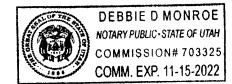
Title: Operations Manager

STATE OF UTAH)

: ss. COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this $\frac{C}{C}$ day of November 2021, by Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, Manager of BRC ADG JV Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

Debbie D. Minroe



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

The foregoing instrument was acknowledged before me this the day of November 2021, by Con L. Wadsworth, Operations Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, Manager of BRC ADG JV Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

NOTARY PUBLIC

DEBBIE D MONROE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 703325
COMM. EXP. 11-15-2022

EXHIBIT A

(Legal Description)

PARCEL 1:

Lot 1, TURNER MILL MASTER SUBDIVISION PLAT, according to the official plat thereof recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807 in the office of the Wasatch County Recorder.

PARCEL 2:

A non-exclusive, permanent easement on, over and across the Easement Area, as established and defined by that certain Access Easement and Maintenance Agreement, recorded August 30, 2021 as Entry No. 506316 in Book 1372 at Page 1034.