

RECORDING REQUESTED BY &  
WHEN RECORDED, MAIL TO:

Wadsworth dbUrban Heber, LLC  
Attn: R. Roman Groesbeck  
166 East 14000 South, Suite 210  
Draper, Utah 84020

Affecting Tax Parcel No.: 00-0021-5174, 00-0021-5175 and 00-0021-5180

CT-125D03-CAT

*(space above for Recorder's use)*

**SPECIAL WARRANTY DEED**

MEGCO PARTNERS LLC, an Arizona limited liability company, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, to WADSWORTH DBURBAN 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 (the "Land"):

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 taxes and assessments not yet due and payable, and those certain permitted exceptions described on **Exhibit B** attached hereto and incorporated by reference herein.

*[Signature and Acknowledgment Follows]*



**EXHIBIT A**

(Legal Description)

Lots 3, 4 and Parcel E, TURNER MILL MASTER SUBDIVISION PLAT, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807.

**EXHIBIT B**

(Permitted Exceptions)

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2023, a lien not yet due and payable.
10. The herein described Land is located within the boundaries of Heber City, Heber Valley Special Service District, Wasatch County Fire Protection Special Service District, Wasatch County Park and Recreation Special Service District No. 2, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable as of date hereof.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Intentionally deleted.
14. Intentionally deleted.
15. Intentionally deleted.
16. Easements, notes and restrictions as shown on the plat for Turner Mill Subdivision, recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807.
17. Intentionally deleted.
18. Intentionally deleted.
19. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

20. Intentionally deleted.
21. The following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of January 25, 2023, as Project No. 9425H, by Patrick M. Harris, a Registered Land Surveyor holding License No. 286882:
  - a. Overhead utility lines, utility poles and related utility facilities within the Land
  - b. Fence lines not coincident with record boundaries
  - c. Existing Building Improvements encroaching into Parcel "E" aka Turner Mill Road (Private Street)
22. Ordinance No. 2018-49 Amending the General Plan from Highway Commercial to Mixed-Use and Amending the Zoning Map from C-2 Commercial to Mixed-Use Residential Commercial (MURCZ) for the Turner Mill Development recorded June 15, 2020 as Entry No. 479306 in Book 1296 at Page 1941.
23. Notice of Adoption of the Heber City Downtown Community Reinvestment Project Area Plan recorded November 16, 2021 as Entry No. 510698 in Book 1385 at Page 743.

Ordinance No. 2021-28 Adopting the Project Area Plan for the Heber City Downtown Community Reinvestment Project Area recorded November 18, 2021 as Entry No. 510887 in Book 1385 at Page 1668.
24. Access Easement and Maintenance Agreement, by and between Megco Partners LLC, an Arizona limited liability company and Wadsworth dbUrban Heber, LLC, a Utah limited liability company recorded August 30, 2021 as Entry No. 506316 in Book 1372 at Page 1034.
25. Subdivision Agreement and Covenant Running With the Land, by and between Heber City and Wadsworth dbUrban Heber, LLC, a Utah limited liability company recorded August 28, 2020 as Entry No. 483558 in Book 1309 at Page 808.