

Mail Recorded Deed and Tax Notice To:
The Springs at Coyote Ridge LLC
7587 South Union Park Avenue, #200
Midvale, UT 84047



SPECIAL WARRANTY DEED

Springs Investor I, LLC, a Utah limited liability company as their interest may appear &

Wasatch Back Holdings, LLC, as their interest may appear

GRANTOR(S) of Midvale, State of Utah, hereby Conveys and Warrants to

The Springs at Coyote Ridge LLC, a Utah limited liability company,

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

SEE "EXHIBIT A" ATTACHED HERETO

TAX ID NO.: Parcel Nos. 00-0021-6928 through 00-0021-6941, & 00-0021-6945 & 00-0021-6969, & 00-0021-8078 through 00-0021-8103, & 00-0021-8104 through 00-0021-8132 inclusive (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

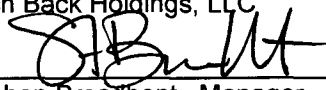
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 19th day of December, 2023.

Springs Investor I, LLC, a Utah limited liability company

BY: 
Jeff Pepp, Manager

Wasatch Back Holdings, LLC

BY: 
Stephen Broadbent, Manager

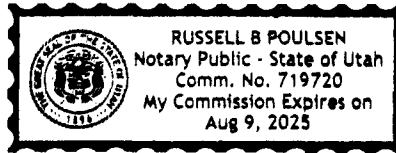
STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of December, before me, personally appeared Jeff Popp, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Springs Investor I, LLC, a Utah limited liability company



Notary Public



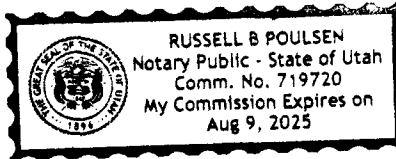
STATE OF UTAH

COUNTY OF SALT LAKE

On the 17th day of December 2023, before me, personally appeared Stephen Broadbent, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Wasatch Back Holdings, LLC.



Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

LOTS 195 through 208, inclusive, THE SPRINGS AT COYOTE RIDGE PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH ON DECEMBER 23, 2021 AS ENTRY NO. 512745 IN BOOK 1391 AT PAGE 66.

Parcel Nos. 00-0021-6928 through 00-0021-6941, inclusive.

PARCEL 2:

LOTS 156 through 180, inclusive, THE SPRINGS AT COYOTE RIDGE PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH ON DECEMBER 23, 2021 AS ENTRY NO. 512746 IN BOOK 1391 AT PAGE 68.

Parcel Nos. 00-0021-6945 through 00-0021-6969, inclusive.

PARCEL 3:

LOTS 130 through 155, inclusive, THE SPRINGS AT COYOTE RIDGE PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH ON OCTOBER 3, 2022 AS ENTRY NO. 525417 IN BOOK 1425 AT PAGE 63.

Parcel Nos. 00-0021-8078 through 00-0021-8103, inclusive.

PARCEL 4:

LOTS 101 through 129, inclusive, THE SPRINGS AT COYOTE RIDGE PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH ON OCTOBER 3, 2022 AS ENTRY NO. 525418 IN BOOK 1425 AT PAGE 64.

Parcel Nos. 00-0021-8104 through 00-0021-8132, inclusive