

Mail Recorded Deed &

Tax Notice To:

Lennar Homes of Utah, LLC
111 E. Sejo Lily Drive, Suite 150
Sandy, UT 84070

TAX ID NO.: 00-0021-9067 through 00-0021-9115 (for reference purposes only)

SPECIAL WARRANTY DEED

ROBBIN RED, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all who claim by, through, or under Grantor, to Lennar Homes of Utah, LLC, 111 E. Sejo Lily Drive, Suite 150, Sandy, UT 84070, GRANTEE, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described parcel of real property in Wasatch County, Utah (the "*Property*"), to wit:

SEE EXHIBIT A HERETO.

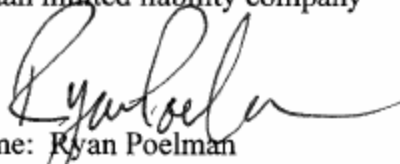
SUBJECT ONLY TO the items listed on EXHIBIT B hereto.

[SIGNATURE ON FOLLWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed and its official seal to be affixed hereto by its duly authorized officer on March 8th, 2024.

GRANTOR:

ROBBIN RED, LLC,
a Utah limited liability company

By: 
Name: Ryan Poelman
Title: manager

STATE OF Utah

COUNTY OF Utah

On March 8th 2024, before me, personally appeared Ryan Poelman, manager, who 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 Robbin Red, LLC, a Utah limited liability company.


Notary Public

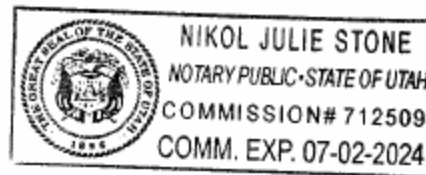


EXHIBIT A

Legal Description of the Property

PARCEL 1:

Units 201 through 249, inclusive, SAWMILL SUBDIVISION PHASE 2B, according to the official plat thereof recorded November 28, 2023 as Entry No. 539120 in Book 1459 at Page 1482 in the office of the Wasatch County Recorder.

PARCEL 1A:

A right and easement in and to the Common Areas and private alleys described, and as provided for, in the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sawmill recorded August 22, 2019 as Entry No. 467136 in Book 1262 at Page 84 (as said Declaration may have heretofore been amended or supplemented) and on the recorded plat of Sawmill Subdivision Phase 2B recorded November 28, 2023 as Entry No. 539120 in Book 1459 at Page 1482.

EXHIBIT B

List of Permitted Exceptions

[To be included pending resolution of title company/title commitment]

Exceptions from Coverage as Identified in Schedule A, and the following matters:

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
2. General property taxes for the year 2024 are accruing as a lien, but are not yet due and payable.
Taxes for the year 2023 are PAID in the amount of \$3,749.60 under the PARENT PARCEL 00-0021-5835.
Taxes for the year 2023 are PAID in the amount of \$2,761.58 under the PARENT PARCEL: 00-0021-1525.
Tax Serial Number 00-0021-9067; 00-0021-9068, 00-0021-9069; 00-0021-9070; 00-0021-9071; 00-0021-9072;
00-0021-9073; 00-0021-9074; 00-0021-9075; 00-0021-9076; 00-0021-9077; 00-0021-9078; 00-0021-9079;
00-0021-9080; 00-0021-9081; 00-0021-9082; 00-0021-9083; 00-0021-9084; 00-0021-9085; 00-0021-9086;
00-0021-9087; 00-0021-9088; 00-0021-9089; 00-0021-9090; 00-0021-9091; 00-0021-9092; 00-0021-9093;
00-0021-9094; 00-0021-9095; 00-0021-9096; 00-0021-9097; 00-0021-9098; 00-0021-9099; 00-0021-9100;
00-0021-9101; 00-0021-9102; 00-0021-9103; 00-0021-9104; 00-0021-9105; 00-0021-9106; 00-0021-9107;
00-0021-9108; 00-0021-9109; 00-0021-9110; 00-0021-9111; 00-0021-9112; 00-0021-9113; 00-0021-9114;
00-0021-9115.
3. Said property is within the boundaries of Wasatch County and Tax District #3, and is subject to any charges and assessments levied thereunder.
4. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
5. Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, based upon color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded June 8, 2016, as Entry No. 425299, in Book 1160, at Page 1550.
6. Amendment to Covenants, Conditions, and Restrictions as recorded in the Wasatch Recorder's Office as Entry Number 467136 in Book 1262 at Page 84 on August 22, 2019.
Amendment to Covenants, Conditions, and Restrictions as recorded in the Wasatch Recorder's Office as Entry Number 495669 in Book 1342 at Page 1829 on March 11, 2021.
Amendment to Covenants, Conditions, and Restrictions as recorded in the Wasatch Recorder's Office as Entry Number 496914 in Book 1346 at Page 1086 on March 30, 2021.
Amendment to Covenants, Conditions, and Restrictions as recorded in the Wasatch Recorder's Office as Entry Number 497439 in Book 1347 at Page 1653 on April 5, 2021.
7. Terms and Conditions of that certain Easement agreement, by and between Robbin Red, LLC, a Utah limited liability company and Heber Valley FD, LLC, a Utah limited liability company
Recorded: December 27, 2023
Entry No.: 540234
Book/Page: 1462/627
8. 16. Easements, notes and restrictions as shown on the recorded plat for Sawmill Subdivision Phase 2B, recorded November 28, 2023 as Entry No. 539120 in Book 1459 at Page 1482.
9. 17. Annexation Agreement and Covenant Running With the Land (Strawberry Annexation) recorded June 8, 2016 as Entry No. 425299 in Book 1160 at Page 1550.
10. Terms and Conditions of that certain Sawmill Planned Community Planned Community Mixed-Use Development Agreement, by and between Heber City and Ridgpoint Management Group, LLC
Recorded: March 6, 2018
Entry No.: 449000
Book/Page: 1216/1644
Ordinance No. 2021-26 Amending the Sawmill Master Plan and MDA, recorded June 15, 2022 as Entry No. 520918 in Book 1412 at Page 1577.
Addendum No. 2 to Sawmill Planned Community Mixed-Use Development Agreement, recorded July 3, 2023 as Entry No. 534152 in Book 1446 at Page 1193.
11. Terms and Conditions of that certain Certificate of Annexation, pertaining to Heber City

Recorded: December 30, 2015

Entry No.: 419694

Book/Page: 1148/21

12. Terms and Conditions of that certain Ordinance No. 2015-21, Annexing property known as the Strawberry Annexation

Recorded: December 30, 2015

Entry No.: 419695

Book/Page:1148/24

13. Affordable Housing Plan Agreement (Sawmill Planned Community) among the Wasatch County Housing Authority, Heber City Corporation, a municipality of the State of Utah; Ridgepoint Management Group, LLC, a Utah limited liability company; and Robbin Red, LLC, recorded May 12, 2021 as Entry No. 500087 in Book 1355 at Page 130.

14. Exception to survey provided

Exceptions from Coverage as Identified in Schedule A, and the following matters:

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;

(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

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5. Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, based upon color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded June 8, 2016, as Entry No. 425299, in Book 1160, at Page 1550.

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