

WHEN RECORDED, RETURN TO:

Quarles & Brady, LLP
One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004
Attn: Jason Wood

Tax Parcel No: 00-0021-9067 through 00-0021-9115

175084-CAP

SPECIAL WARRANTY DEED

(Sawmill, Utah)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company, successor by statutory conversion from LENNAR HOMES OF UTAH, INC., a Delaware corporation ("**Grantor**"), hereby grants and conveys to AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o AG Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ, Attn: Steven Benson, that certain real property situated in Wasatch County, Utah described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPT all oil, gas and other minerals as reserved in Patents from the United States of America or any other applicable governing authority.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, tenements, hereditaments, appurtenances, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), (b) all applicable zoning ordinances, building codes, laws and regulations, (c) reservations in patents, water rights, claims or titles to water (d) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument, (e) all documents establishing or relating to the project of which the Property is a portion, (f) any matter arising in connection with any action or omission of Grantee or its employees, contractors, agents, or representatives, and any other matter not caused by the act or authorization of Grantor, and (g) any matter or circumstance that would be disclosed by an

accurate ALTA/NSPS survey or physical inspection of the Property; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

[Signature on Next Page]

to be effective as of
EXECUTED this 15 day of March, 2024.

Grantor:

LENNAR HOMES OF UTAH, LLC,
a Delaware limited liability company

By: [Signature]
Bryson Fish, Division President

STATE OF UTAH)
COUNTY OF Salt Lake)ss.

The foregoing instrument was acknowledged before me this 11th day of March, 2024, by Bryson Fish, the Division President of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company.

[Signature]
Notary Public
Residing at: Salt Lake

My Commission Expires:

August 3, 2026

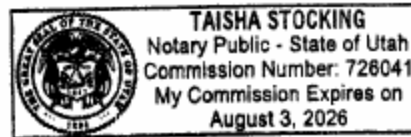


EXHIBIT A

Legal Description of 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.