

Ent 543066 Bk 1469 Pg 296 - 299
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Mar 18 04:11PM Fee: \$298.00 CO
For: First American - South Jordan
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Lennar Homes of Utah, LLC
111 E. Sego Lily Drive, Suite 150
Sandy, UT 84070
Attn: Seth Townsend

Tax Id Numbers:

00-0021-9930 to 00-0021-9999; 00-0022-0000 to 00-0022-0001; 00-0022-0032 to 00-0022-0096

SPECIAL WARRANTY DEED

(Jordanelle, Utah)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company ("Grantor"), hereby grants and conveys to LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company ("Grantee"), whose address is 111 E. Sego Lily Drive, Suite 150, Sandy, UT 84070, 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, including any matter shown on the plat of the Property, (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]

EXECUTED this 15th day of March, 2024.

GRANTOR:

AG EHC II (LEN) MULTI STATE 2, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management,
LLC, an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 15th day of March, 2024, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

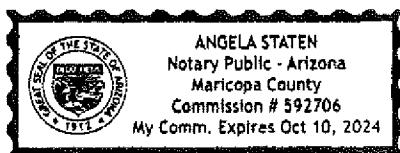


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

(Jordanelle, Utah)

The Land referred to herein below is situated in the County of Wasatch, State of Utah, and is described as follows:

Lots P20-12-149 through P20-12-154, Inclusive, P20-13-155 through P20-13-159, Inclusive, P20-14-160 through P20-14-163, Inclusive, P20-15-164 through P20-15-168, Inclusive, P20-16-169 through P20-16-172, Inclusive, P20-17-173 through P20-17-176, Inclusive, P20-18-207 through P20-18-211, Inclusive, P20-19-212 through P20-19-215, Inclusive, P20-20-216 through P20-20-220, Inclusive, P20-21-221 through P20-21-225, Inclusive, P20-6-124 through P20-6-127, Inclusive, P20-7-128 through P20-7-131, Inclusive, P20-8-132 through P20-8-136, Inclusive, P20-9-137 through P20-9-140, Inclusive, P20-10-141 through P20-10-144, Inclusive, P20-11-145 through P20-11-148, Inclusive, P20-28-256 through P20-28-261, Inclusive, P20-29-262 through P20-29-265, Inclusive, P20-30-266 through P20-30-269, Inclusive, and Lots 291 through 341, Inclusive, JORDANELLE RIDGE VILLAGE 2, POD 20 PHASE 3, according to the Official Plat thereof on file and of record in the Wasatch County Recorder's Office.