

Ent 553306 Bk 1497 Pg 1381 - 1384
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Dec 05 04:35PM Fee: \$40.00 CO
For: First American - South Jordan
ELECTRONICALLY RECORDED

MAIL RECORDED DOCUMENT AND TAX
STATEMENTS TO:

Toll Southwest LLC
c/o Toll Brothers, Inc.
Attn: Nicole Faux, Esq.
1140 Virginia Drive
Fort Washington, PA 19034

APN: 00-0021-5309

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, JORDANELLE REF ACQUISITION LLC, a Delaware limited liability company (“**Grantor**”), does hereby convey and warrant, against all who claim by, through or under Grantor, but not otherwise, to TOLL SOUTHWEST LLC, a Delaware limited liability company (“**Grantee**”), whose address is 1140 Virginia Drive, Fort Washington, PA 19034, the following described property (the “**Property**”) situated in Wasatch County, Utah:
See Exhibit A attached hereto and made a part hereof

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining.

EXCEPTING THEREFROM any right title or interest in any water or rights to water or any rights to the extent appurtenant to any real property other than the Property.

Except for the warranty of Grantor above, **SUBJECT TO** current taxes; assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, and declarations or other matters of record.

[Signature to follow]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year written below.

Date: December 4th, 2024

Grantor:

Jordanelle REF Acquisition LLC,
a Delaware limited liability company

By: 

Name: Cody Winterton

Title: Authorized Agent

STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 4th day of Dec., 2024, personally appeared before me, a notary public, Cody Winterton, Authorized Agent of Jordanelle REF Acquisition LLC, a Delaware limited liability company, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he executed the instrument.

WITNESS my hand and official seal.

Misty Sarachman
Notary Public
My Commission Expires: 6/13/27

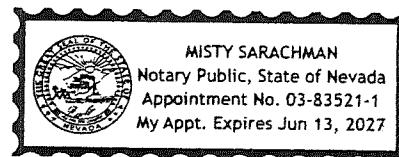


Exhibit A
Legal Description of Property

Jordanelle Village 2 Pod 21A Phase 2 Description

A parcel of land situate in the Northeast Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of Valley Hills Boulevard, said point being South 00°41'38" East 1,147.45 feet along the quarter section line and East 196.37 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line the following three (3) courses:

- (1) North 11°04'02" West 143.70 feet;
- (2) Northwesterly 196.85 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 78°55'58" West and the chord bears North 16°31'16" West 196.55 feet with a central angle of 10°54'28");
- (3) North 21°58'30" West 92.68 feet;
- thence North 68°01'30" East 112.58 feet;
- thence North 69°32'31" East 28.00 feet;
- thence North 20°27'29" West 35.06 feet;
- thence North 69°32'31" East 370.00 feet;
- thence North 80°57'13" East 67.91 feet;
- thence North 77°35'31" East 440.00 feet;
- thence North 77°35'31" East 72.15 feet;
- thence South 22°23'29" East 212.54 feet;
- thence South 22°23'29" East 124.00 feet;
- thence South 25°39'29" East 58.19 feet;
- thence South 35°36'23" East 186.00 feet;
- thence South 54°23'37" West 108.01 feet;
- thence North 83°43'41" West 19.84 feet;
- thence Northwesterly 41.16 feet along the arc of a 64.00 foot radius curve to the left (center bears North 88°45'17" West and the chord bears North 17°10'50" West 40.46 feet with a central angle of 36°51'06");
- thence South 54°23'37" West 28.00 feet;
- thence Southwesterly 52.63 feet along the arc of a 36.00 foot radius curve to the right (center bears South 54°23'37" West and the chord bears South 06°16'19" West 48.06 feet with a central angle of 83°45'24");
- thence South 48°09'01" West 260.41 feet;
- thence Northwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 41°50'59" West and the chord bears North 86°51'01" West 25.46 feet with a central angle of 89°59'56");
- thence South 48°09'06" West 28.00 feet;
- thence Southwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right

(center bears South 48°08'57" West and the chord bears South 03°08'59" West 25.46 feet with a central angle of 90°00'04");

thence South 48°09'01" West 117.77 feet;

thence North 41°50'59" West 283.13 feet;

thence South 78°55'06" West 100.00 feet;

thence North 11°04'54" West 48.84 feet;

thence South 78°55'06" West 28.00 feet;

thence Southwesterly 28.20 feet along the arc of a 18.17 foot radius curve to the right (center bears South 79°27'40" West and the chord bears South 33°55'06" West 25.46 feet with a central angle of 88°54'52");

thence South 78°55'06" West 211.11 feet;

thence Northwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 11°04'54" West and the chord bears North 56°04'54" West 25.46 feet with a central angle of 90°00'00");

thence South 78°55'06" West 28.00 feet;

thence Southwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears South 78°55'06" West and the chord bears South 33°55'06" West 25.46 feet with a central angle of 90°00'00");

thence South 78°55'06" West 79.44 feet;

thence Northwesterly 13.07 feet along the arc of a 25.50 foot radius curve to the right (center bears North 11°04'54" West and the chord bears North 86°23'52" West 12.93 feet with a central angle of 29°22'05") to the point of beginning.

Contains 685,138 Square Feet or 15.729 Acres.