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When recorded, return to:  
Richmond American Homes of Utah, Inc.  
849 West LeVoy Drive, Suite 200  
Salt Lake City, Utah 84123  
Attention: Tate Baxter

148951-DMP

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(Space above this line for Recorder's use)

Tax Id No.: 04-070-0-<sup>0101</sup>~~0091~~, 04-071-0-0038 and 04-071-0-0008

## SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, SKULL VALLEY COMPANY, LTD., a Utah limited partnership; UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, a Utah general partnership, which entity acquired title as Beaver Creek Investments, L.C., a Utah limited liability company, which Utah limited liability company converted to BEAVER CREEK INVESTMENTS, a Utah general partnership pursuant to §48-3a-1041 and §48-1d-1041 of the Utah Code on May 4, 2020 ; and ARIMO CORPORATION, an Idaho corporation (collectively "Grantors"), convey to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation ("Grantee"), the following described real property situated in Tooele County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantors bind themselves and their successors to warrant and defend the title to the Property against all acts of Grantors and none other, subject only to the Permitted Exceptions.

Dated this 29 day of October, 2021.

GRANTORS:

SKULL VALLEY COMPANY, LTD,  
A Utah limited partnership

By: FREED SVCGP, L.C., a Utah limited liability company, as General Partner

By: Paul L. Freed  
Paul L. Freed, Manager

By: ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

UINTAH LAND COMPANY, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

BEAVER CREEK INVESTMENTS,  
a Utah general partnership which entity acquired title as  
Beaver Creek Investments, L.C., a Utah limited liability  
Company, which Utah limited liability company converted to  
BEAVER CREEK INVESTMENTS, a Utah general partnership  
Pursuant to §48-3a-1041 and §48-1d-1041 of the Utah Code on  
May 4, 2020

By: CFR BCIGP, L.C.,  
a Utah limited liability company  
Its: General Partner

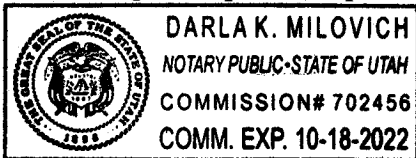
By: Christopher F. Robinson  
Christopher F. Robinson, Manager

ARIMO CORPORATION,  
An Idaho corporation

By: Christopher F. Robinson  
Christopher F. Robinson, President

STATE OF UTAH            )  
                                  )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 29 day of October, 2021 by Christopher F. Robinson, the Manager of ROBINSON SVCGP, L.C., a Utah limited liability company which entity is named as General Partner to SKULL VALLEY COMPANY, LTD., a Utah general partnership.

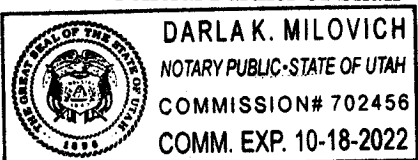


Darla K. Milovich  
Notary Public

My commission expires: 10/18/22

STATE OF UTAH            )  
                                  )  
COUNTY OF SALT LAKE )            ss.

The foregoing instrument was acknowledged before me this 29 day of October, 2021, by Paul L. Freed, the Manager of FREED SVCGP, L.C., a Utah limited liability company, as General Partner of Skull Valley Company, LTD., a Utah limited partnership.

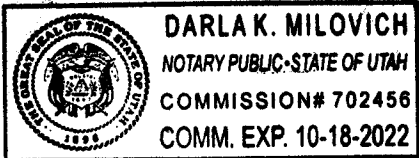


Darla K. Milovich  
Notary Public

My commission expires: 10/18/22

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 29 day of October, 2021 by Christopher F. Robinson, the Manager of UINTAH LAND COMPANY, L.C., a Utah limited liability company.

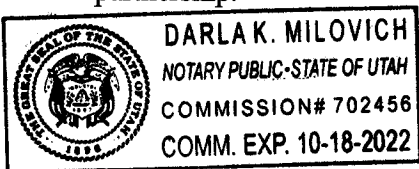


*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires:  
10/18/22

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 29 day of October, 2021 by Christopher F. Robinson, the Manager of CFR BCIGP, L.C., a Utah limited liability company, which entity is named as General Partner to BEAVER CREEK INVESTMENTS, a Utah general partnership.



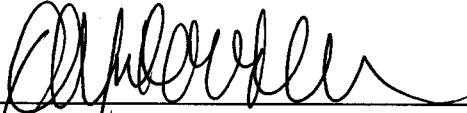
*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires:  
10/18/22

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 29 day of October, 2021 by Christopher F. Robinson, the President of ARIMO CORPORATION, an Idaho corporation.



  
\_\_\_\_\_  
Notary Public

My commission expires:  
10/18/22

**Exhibit "A"****Legal Description**  
(attached to Special Warranty Deed)

The following parcel located in Tooele County, State of Utah:

**PARCEL 1:**

Proposed PASTURES AT SADDLEBACK P.U.D. PLAT 12, being more particularly described as follows:

Beginning at a point that lies West 46.55 feet and North 1,290.04 feet from the southwest corner of Lot 1117, Pastures at Saddleback P.U.D. Plat 11 as recorded in the office of the Tooele County Recorder as Entry No. 531826, said point lies South 00°16'05" West along the section line 971.55 feet and West 61.73 feet from the West Quarter Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the West Quarter Corner and Southwest Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence South 74°04'13" West 8.13 feet; thence North 00°00'35" West 141.76 feet; thence South 89°59'25" West 317.58 feet; thence North 00°00'35" West 100.00 feet; thence North 00°48'35" East 60.01 feet; thence North 00°00'35" West 360.00 feet; thence North 89°59'25" East 841.14 feet; thence North 00°00'36" West 210.00 feet to the extension of the north right-of-way line of Pheasant Lane as defined by the Ricsha Minor Subdivision, recorded in said office as Entry No. 220908; thence North 89°59'24" East along said extension 469.68 feet to the east right-of-way line of Lakeshore Drive as defined and recorded in said office as ROS# 2011-0002 and held by ROS# 2016-0068; thence South 02°43'45" East along said east line 316.62 feet; thence South 87°16'52" West 61.76 feet; thence North 89°32'18" West 52.70 feet; southwesterly along the arc of a 150.00 foot radius curve to the left, through a central angle of 75°44'24" a distance of 198.29 feet (chord bearing S 52°35'30" W, chord length 184.16'); thence southwesterly along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of 51°48'47" a distance of 135.65 feet (chord bearing S 40°37'42" W, chord length 131.07'); thence southwesterly along the arc of a 200.00 foot radius reverse curve to the left, through a central angle of 10°35'56" a distance of 37.00 feet (chord bearing S 61°14'07" W, chord length 36.94'); thence South 55°56'09" West 421.09 feet; thence southwesterly along the arc of a 150.00 radius curve to the right, through a central angle of 18°08'05" a distance of 47.48 feet (chord bearing S 65°00'12" W, chord length 47.28'); thence South 74°04'13" West 240.35 feet to the point of beginning.

## PARCEL 2:

Proposed PASTURES AT SADDLEBACK P.U.D. PLAT 13, being more particularly described as follows:

Beginning at the southwest corner of Lot 1117, Pastures at Saddleback P.U.D. Plat 11 as recorded in the office of the Tooele County Recorder as Entry No. 531826, said point lies North 00°16'05" East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said Southwest Corner established North 00°51'16" East 304.93 feet from the 1985 Tooele County Dependent Resurvey Witness Corner (Stamped 1983), (basis of bearing being North 00°16'05" East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence North 60°49'15" West 244.26 feet; thence North 02°43'59" West 132.25 feet; thence North 30°26'45" East 159.06 feet; thence North 25°28'45" East 207.17 feet; thence North 00°15'53" East 714.71 feet; thence North 74°04'13" East 240.35 feet; thence northeasterly along the arc of a 150.00 foot radius curve to the left, through a central angle of 18°08'05" a distance of 47.48 feet (chord bearing N 65°00'12" E, chord length 47.28'); thence North 55°56'09" East 421.09 feet; thence northeasterly along the arc of a 200.00 foot radius curve to the right, through a central angle of 10°35'56" a distance of 37.00 feet (chord bearing N 61°14'07" E, chord length 36.94'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the left, through a central angle of 51°48'47" a distance of 135.65 feet (chord bearing N 40°37'42" E, chord length 131.07'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of 75°44'24" a distance of 198.29 feet (chord bearing N 52°35'30" E, chord length 184.16'); thence South 89°32'18" East 52.70 feet; thence North 87°16'52" East 61.76 feet; thence South 02°43'45" East 41.53 feet to the north line of Pastures at Saddleback P.U.D. Plat 4 as recorded in said office as Entry No. 450815; thence along the boundary of said Plat 4 the following six (6) courses and distances: 1) North 89°35'15" West 29.95 feet, 2) South 00°16'05" West 235.47 feet, 3) North 89°20'35" West 169.89 feet, 4) South 02°43'08" East 137.74 feet, 5) South 02°53'22" East 579.43 feet and 6) South 02°05'40" East 145.14 feet to the north line of said Plat 11; thence along the boundary of said Plat 11 the following twelve (12) courses and distances: 1) southwesterly along the arc of a 230.00 foot radius non-tangent curve to the left, the center of which bears South 26°37'37" East, through a central angle of 34°35'39" a distance of 138.87 feet (chord bearing S 46°04'33" W, chord length 136.77'), 2) westerly along the arc of a 70.00 foot radius reverse curve to the right, through a central angle of 84°03'05" a distance of 102.69 feet (chord bearing S 70°48'16" W, chord length 93.72'), 3) North 67°10'12" West 151.18 feet, 4) westerly along the arc of a 130.00 foot radius curve to the left, through a central angle of 22°33'56" a distance of 51.20 feet (chord bearing N 78°27'10" W, chord length 50.87'), 5) North 89°44'07" West 30.05 feet, 6) northwesterly along the arc of a 20.00 foot radius curve to the right, through a central angle of 90°00'00" a distance of 31.42 feet (chord bearing N 44°44'07" W, chord length 28.28'), 7) North 00°15'53" East 67.50 feet, 8) North 89°44'07" West 160.00 feet, 9) South 00°15'53" West 223.01 feet, 10) South 25°28'45" West 435.85 feet, 11) South 64°31'15" East 32.50 feet and 12) South 25°28'45" West 120.24 feet to the point of beginning.

Tax Id No.: 04-070-0-0091, 04-071-0-0038 and 04-071-0-0008

**Exhibit "B"**

Permitted Exceptions  
(attached to Special Warranty Deed)

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2021 have been paid.
10. The herein described Land is located within the boundaries of Tooele County, Lakepoint Improvement District, Tooele Valley Mosquito Abatement District, North Tooele Fire Protection Service District, Lakepoint Cemetery and Park Service Area, Tooele County Transportation Special Service District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
13. Intentionally deleted by Title Company.
14. Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes,



over, under and across a portion of the subject Land. Said Easement recorded November 19, 1971, as Entry No. 295612, in Book 108, at Page 97.

15. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded February 9, 1972, as Entry No. 296205, in Book 109, at Page 420.
16. Right of Way Easement in favor of the Lakepoint Improvement District for a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove an 8-inch sanitary sewer pipeline with appurtenant manhole structures and incidental purposes, by instrument dated March 1, 1976 and recorded April 2, 1976, as Entry No. 312170, in Book 139, at Page 632.
17. Right-of-Way and Easement in favor of UNEV Pipeline, LLC, a Delaware limited liability company to construct, install, maintain, operate, repair, replace, inspect, and protect one (1) nominal twelve inch diameter underground pipeline and associated facilities and appurtenances, for the transportation of oil and gas, and products and by-products thereof and incidental purposes, by instrument dated April 3, 2009 and recorded May 20, 2009, as Entry No. 326239.
18. Easement (SB Blvd, Mtn View, & Future Phases Sewer) in favor of Lake Point Improvement District, a political subdivision of the State of Utah to lay, maintain, operate, repair, inspect, protect, install, remove and replace sanitary sewer pipelines, manholes, and related facilities and incidental purposes, by instrument dated November 3, 2016 and recorded November 10, 2016, as Entry No. 439195.
19. Grant of Easement (Drainage Conveyance & Detention) in favor of Saddleback Special Service District, a special service district of the State of Utah, c/o Tooele County, a body politic of the State of Utah for the purpose of constructing, operating, maintaining, cleaning, and operating any excavation, grading and filling associated with the piping, ditches, berms, swales and ponds necessary for conveying and detaining of the naturally draining storm water runoff generated from residential or commercial developments and incidental purposes, by instrument dated November 3, 2016 and recorded November 10, 2016, as Entry No. 439196.
20. Easements, notes and restrictions as shown on the plat for Pastures at Saddleback P.U.D. Plat 12.  
  
Easements, notes and restrictions as shown on the plat for Pastures at Saddleback P.U.D. Plat 13.
21. Conditional Use Permit for relocating a public service utility line that extends more than 300 feet, recorded June 25, 2012 as Entry No. 371250.

22. Development Agreement between Tooele County, a political subdivision of the State of Utah and Saddleback Partners, L.C., a Utah limited liability company, recorded August 13, 1999 as Entry No. 135787 in Book 583 at Page 254.

First Amendment to Development Agreement, recorded August 13, 1999 as Entry No. 135788 in Book 583 at Page 390.

Development Agreement Property Release, recorded September 11, 2001 as Entry No. 168923 in Book 703 at Page 60.

Assignment and Assumption Agreement in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated August 11, 2014 and recorded August 11, 2014 as Entry No. 401896.

Assignment and Assumption Agreement in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated November 3, 2016 and recorded November 7, 2016 as Entry No. 438920.

Assignment and Assumption Agreement (Plat 4) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated June 26, 2017 and recorded June 26, 2017 as Entry No. 450800.

Assignment and Assumption Agreement (Plats 2, 3, 4, and 5) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated December 14, 2017 and recorded December 14, 2017 as Entry No. 459895.

Second Amendment to Development Agreement, recorded September 26, 2018 as Entry No. 474730.

Assignment and Assumption Agreement (Plat 10) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated October 11, 2018 and recorded October 11, 2018 as Entry No. 475471.

Assignment and Assumption Agreement (Plat 10) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated October 11, 2018 and recorded October 11, 2018 as Entry No. 475530.

Amended and Restated Assignment and Assumption Agreement (Plat 10), recorded February 22, 2019 as Entry No. 481530.

Assignment and Assumption Agreement (Plat 9) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated July 12, 2019 and recorded July 15, 2019 as Entry No. 489825.

Assignment and Assumption Agreement (Davies Place) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated July 18, 2019 and recorded July 19, 2019 as

Entry No. 490227.

Assignment and Assumption Agreement (Smart Park Meadow Minor Subdivision) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated October 7, 2019 and recorded October 7, 2019 as Entry No. 495282.

Third Amendment to Development Agreement, recorded March 6, 2020 as Entry No. 505169.

Assignment and Assumption Agreement (Plat 11) in favor of Saddleback Pastures, L.C., a Utah limited liability company, dated January 4, 2021 and recorded January 7, 2021 as Entry No. 531822.

23. Intentionally deleted by Title Company.
24. Intentionally deleted by Title Company.
25. Intentionally deleted by Title Company.
26. Intentionally deleted by Title Company.
27. Subject to the following matters disclosed on that certain survey prepared by McNeil Engineering, having been certified under the date of October 7, 2021, as Job No. 21581, by David B. Draper, a Professional Land Surveyor holding License No. 6861599:
  - a. Fence lines do not coincide with record boundaries