

Mail Recorded Deed and Tax Notice To:

LGI Homes – Utah, LLC
Attention: Accounts Payable
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Parcel ID Nos.: 01-040-A-0022;
16-031-0-0002;
01-115-0-0020

148454-CAF

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

CW DESERT EDGE, LLC, a Utah limited liability company (“Grantor”), hereby conveys and warrants against all claiming by, through or under the Grantor to LGI HOMES – UTAH, LLC, a Utah limited liability company, of 1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land in Tooele County, State of Utah, to wit:

See **Exhibit A** attached hereto and made a part hereof (“Property”).

Subject only to those matters set forth on **Exhibit B** attached hereto.

This Special Warranty Deed (this “Deed”) shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-102(65)(c)(v), whereby this Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority.

[Signature(s) and Acknowledgement(s) Follow(s)]

Witness the hand of said Grantor, this 2 day of December, 2021.

GRANTOR:

CW DESERT EDGE, LLC,
a Utah limited liability company

By: **CW URBAN, LLC,**
a Utah limited liability company
Its: Manager

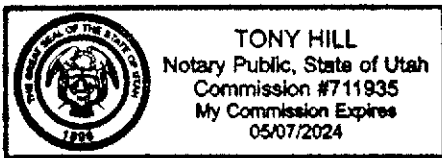
By: **CW DEVELOPMENT GROUP, LLC,**
a Utah limited liability company
Its: Manager

By: _____ *Colin Wright*
Name: Colin Wright
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 2 day of December, 2021,
by Colin Wright, the Manager of CW Development Group, LLC, a Utah limited liability company,
the Manager of CW Urban, LLC, a Utah limited liability company, the Manager of CW Desert
Edge, LLC, a Utah limited liability company.

Tony Hill
NOTARY PUBLIC



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Tooele County, State of Utah, more particularly described as follows:

A Tract of Land, located in the NE1/4 and the SE1/4 of Section 22, and the SW1/4 of Section 23 of Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for description is N89°51'07"E between the North quarter corner and the Northwest corner of said Section 23, being more particularly described as follows: Beginning at a point on the Westerly right of way line of Old Lincoln Highway as established by previous subdivisions and surveys, being S89°48'41"W 1152.49 feet along the Section line and South 1333.86 feet from the Northeast corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence running along the said Westerly right of way line the following six (6) courses, (1) S33°09'09"E 273.60 feet; thence (2) S32°58'50"E 888.24 feet; thence (3) S33°10'04"E 920.24 feet; thence (4) S33°38'57"E 102.25 feet; thence (5) S33°27'52"E 438.32 feet; thence (6) S33°42'20"E 1962.84 feet to the Northeast corner of Silver Fox Estates Subdivision as recorded at Entry No. 244610 in the Tooele County Recorder's Office; thence along said Silver Fox Estates the following two (2) calls, (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the Easterly right of way line of SR-138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said Easterly right of way line the following five (5) courses, (1) N37°01'30"W 2141.51 feet; thence (2) N36°59'06"W 1000.00 feet; thence (3) N37°06'50"W 1048.53 feet; thence (4) N38°02'17"W 400.72 feet; thence (5) N38°58'49"W 124.76 feet; thence N52°42'26"E 529.97 feet; thence along the arc of a curve to the right with a radius of 250.00 feet a distance of 233.29 feet through a central angle of 53°28'01" Chord: N79°26'26"E 224.92 feet; thence S73°49'33"E 276.56 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 192.69 feet through a central angle of 36°48'03" Chord: S55°25'32"E 189.39 feet; thence S37°01'30"E 80.44 feet; thence N52°58'30"E 152.17 feet; thence N89°54'46"E 152.68 feet to the point of beginning.

Area Contains: 118.94 Acres +/-

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. The herein described Property is located within the boundaries of Grantsville City, Tooele Valley Mosquito Abatement District, and is subject to any and all charges and assessments levied thereunder.
3. 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 Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed herein.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. 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 Property, recorded May 13, 1915, as Entry No. 148184, in Book A, at Page 494.
6. Right of Way Easement in favor of the American Telephone and Telegraph Company of Wyoming, 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 Property, recorded September 5, 1942, as Entry No. 215650, in Book E, at Page 315.
7. Right of Way Easement in favor of the American Telephone and Telegraph Company of Wyoming, 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 Property, recorded November 2, 1942, as Entry No. 215829, in Book E, at Page 354.
8. Easement in favor of The State Road Commission of Utah for a drainage facility and incidental purposes, by instrument dated October 17, 1955 and recorded November 22, 1955, as Entry No. 242875, in Book 1, at Page 309.
9. Pole Line 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 Property. Said Easement recorded June 9, 1959, as Entry No. 252713, in Book 16, at Page 153.
10. Deed Granting Easements in favor of Grantsville City, a municipal corporation of the State of Utah for the purpose of access, laying, maintaining, modifying, servicing and repairing a buried sanitary sewer pipeline and related sewer facilities and incidental purposes, by instrument recorded December 16, 2003, as Entry No. 215804, in Book 911, at Page 810.
11. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining cut and/or fill slopes, culverts and appurtenant parts thereof incident to the widening of an

existing roadway State Route 138 and incidental purposes, by instrument dated March 31, 2004 and recorded April 19, 2004, as Entry No. 221892, in Book 938, at Page 264.

12. Easements, notes and restrictions as shown on the recorded plat for Sage Acres Minor Subdivision, recorded January 26, 2007 as Entry No. 276835.

13. Easement in favor of Deseret Highlands Investments, LLC to lay, maintain, operate, clean, service, repair, inspect, protect, install, remove and replace distribution structures and facilities and incidental purposes, by instrument dated March 11, 2019 and recorded March 14, 2019, as Entry No. 482468.

14. Agreement to Dedicate Right of Way by and between Barbara Nielsen, an individual, and Grantsville, LLC and Grant 200 LLC, a Utah limited liability company, its successors and assigns, dated June 18, 2019 and recorded June 26, 2019 as Entry No. 488873.

15. Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Property. Said Easement recorded August 10, 2021, as Entry No. 551839.

16. Subject to the following matters disclosed on that certain survey prepared by Focus Engineering and Surveying, LLC, having been certified under the date of September 22, 2021, last revised October 28, 2021, as Job No. 21-0367, by Evan J. Wood, a Professional Land Surveyor holding License No. 183395:

a. Existing utilities, including but not limited to: gas line; water line, meters, and manhole; and storm drain line and manhole located on and across the Property without recorded easements.

b. Existing fences not located on property lines.

[End of Exhibit B]