

When recorded, return to:

Richmond American Homes of Utah, Inc.
4350 South Monaco Street, 5th Floor
Denver, CO 80237

Tax Parcel No. 05-027-0-0029, 05-034-0-0064, 05-034-0-0081, 05-034-0-0104, 05-034-0-0105,
05-034-0-0106 and 21-068-0-0601

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, PENELOPE ROSE, LLC, a Utah limited liability company ("Grantor"), conveys 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, fixtures on the real property and all rights privileges appurtenant to the real property:

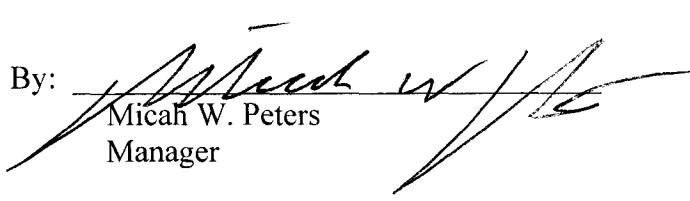
See the legal description set forth in Exhibit "A" attached and incorporated by this reference ("Property")

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

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

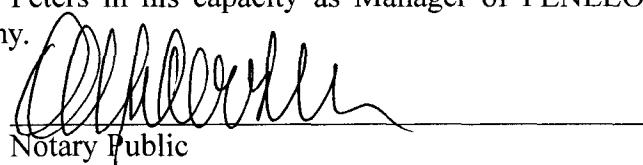
Dated this 27th day of August, 2024

PENELOPE ROSE, LLC, a Utah limited liability company

By: 
Micah W. Peters
Manager

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

The foregoing instrument was acknowledged before me this 8th day of
August, 2024 by Micah W. Peters in his capacity as Manager of PENELOPE
ROSE, LLC, a Utah limited liability company.


Notary Public

My commission expires:

10/18/26

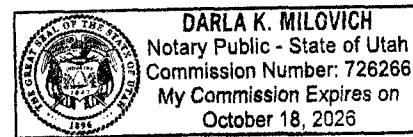


Exhibit "A"

Legal Description
 (attached to Special Warranty Deed)

PARCEL 1:

Proposed WILD HORSE RANCH PHASE 13, being more particularly described as follows:

A portion of the SW1/4 of Section 9 and the NW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southeasterly line of that Real Property described in Deed Entry No. 335721 of the Official Records of Tooele County located S89°42'06"W along the Section line 717.38 feet and South 95.03 feet from the North 1/4 Corner of Section 16, T1S, R4W, SLB&M; thence along said deed the following (2) two courses: 1) N27°19'59"E 585.85 feet; 2) N50°41'33"W 54.00 feet to the southerly line of that Real Property described in Deed Entry No. 380004 of the Official Records of Tooele County; thence N38°59'38"E along said deed 488.99 feet to the southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence S74°38'58"E along said deed 46.17 feet; thence S06°52'01"W 268.49 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 130.00 feet (radius bears: S06°52'01"W) a distance of 7.69 feet through a central angle of 03°23'24" Chord: S81°26'16"E 7.69 feet; thence S79°44'34"E 29.75 feet; thence S10°15'26"W 60.00 feet; thence S14°35'31"W 100.29 feet; thence S27°18'58"W 457.27 feet; thence S09°07'10"E 16.72 feet; thence S26°51'57"E 160.00 feet; thence S63°08'03"W 96.60 feet; thence S70°35'46"W 112.27 feet; thence S24°05'51"E 114.48 feet; thence N63°08'36"E 22.95 feet; thence S26°51'45"E 160.24 feet; thence N63°08'19"E 163.48 feet; thence S26°51'41"E 80.00 feet to the Northwesterly line of Lot 231, OLD MILL P.U.D. Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat the following (3) three courses: 1) S63°08'19"W 140.58 feet; 2) S26°51'41"E (plat: S26°51'57"E) 82.00 feet; 3) S54°40'48"E (plat: S54°41'04"E) 9.84 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W (plat: S62°47'46"W) along said plat 270.65 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.70 feet through a central angle of 90°32'03" Chord: N71°55'57"W 21.31 feet; thence N26°39'55"W 59.32 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N18°20'05"E 21.21 feet; thence N26°39'55"W 80.00 feet; thence S63°20'05"W 153.87 feet; thence N00°49'35"W 571.61 feet to the point of beginning.

And also a portion of the NW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°42'06"W along the Section line 596.01 feet and South 716.71 feet from the North 1/4 Corner of Section 16, T1S, R4W, SLB&M; thence S26°39'55"E 60.16 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.42 feet

through a central angle of $89^{\circ}27'57''$ Chord: S $18^{\circ}04'03''W$ 21.11 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S $62^{\circ}48'02''W$ along said right-of-way and extension thereof 222.61 feet; thence N $27^{\circ}10'09''W$ 18.60 feet; thence S $62^{\circ}34'10''W$ 21.27 feet to the Southerly right-of-way line of Castle Rock Drive, according to the Official Road Dedication Plat Entry No. 557967, recorded on 10/21/21 in the Office of the Tooele County Recorder; thence along said right-of-way the following three (3) courses: (1) Northeasterly along the arc of a non-tangent curve to the left having a radius of 194.00 feet (radius bears: N $45^{\circ}51'46''W$) a distance of 82.40 feet through a central angle of $24^{\circ}20'06''$ Chord: N $31^{\circ}58'12''E$ 81.78 feet; to a point of reverse curvature; (2) thence along the arc of a curve to the right having a radius of 114.00 feet a distance of 86.62 feet through a central angle of $43^{\circ}31'56''$ Chord: N $41^{\circ}34'07''E$ 84.55 feet; (3) thence N $63^{\circ}20'05''E$ 95.54 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of $90^{\circ}00'00''$ Chord: S $71^{\circ}39'55''E$ 21.21 feet to the point of beginning.

PARCEL 2:

Proposed WILD HORSE RANCH PHASE 14 SUBDIVISION, being more particularly described as follows:

A portion of the SW $1/4$ & SE $1/4$ of Section 9 and the NW $1/4$ & NE $1/4$ of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S $89^{\circ}42'06''W$ along the Section line 303.99 feet and South 169.32 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence N $26^{\circ}51'57''W$ 160.00 feet; thence N $09^{\circ}07'10''W$ 16.72 feet; thence N $27^{\circ}18'58''E$ 457.27 feet; thence N $14^{\circ}35'31''E$ 100.29 feet; thence N $10^{\circ}15'26''E$ 60.00 feet; thence N $79^{\circ}44'34''W$ 29.75 feet; thence along the arc of a curve to the left with a radius of 130.00 feet a distance of 7.69 feet through a central angle of $03^{\circ}23'24''$ Chord: N $81^{\circ}26'16''W$ 7.69 feet; thence N $06^{\circ}52'01''E$ 268.49 feet to the Southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence along said deed the following (4) four courses: 1) S $74^{\circ}38'58''E$ 35.53 feet; 2) S $45^{\circ}00'50''E$ 114.41 feet; 3) East 248.35 feet; 4) S $73^{\circ}30'11''E$ 25.62 feet; thence S $05^{\circ}05'45''W$ 191.55 feet; thence S $83^{\circ}46'15''W$ 47.38 feet; thence S $17^{\circ}11'43''E$ 149.43 feet; thence S $79^{\circ}40'24''W$ 11.64 feet; thence S $63^{\circ}08'03''W$ 11.25 feet; thence S $26^{\circ}51'57''E$ 100.00 feet; thence N $63^{\circ}08'03''E$ 30.22 feet; thence S $26^{\circ}51'57''E$ 160.00 feet; thence S $63^{\circ}08'03''W$ 736.69 feet to the point of beginning.

PARCEL 3:

Proposed WILD HORSE RANCH PHASE 15 SUBDIVISION, being more particularly described as follows:

A portion of the SE $1/4$ of Section 9 and the NW $1/4$ & NE $1/4$ of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°42'06"W along the Section line 496.06 feet and South 249.27 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence N70°35'46"E 112.27 feet; thence N63°08'03"E 974.27 feet; thence S26°51'57"E 13.79 feet; thence N63°08'03"E 100.00 feet; thence S26°51'57"E 146.17 feet; thence S63°08'36"W 19.49 feet; thence S26°51'57"E 100.14 feet; thence S63°08'19"W 65.51 feet; thence S26°51'41"E 80.00 feet to the Northwesterly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat S63°08'19"W 919.70 feet to and along the Northwesterly line of OLD MILL P.U.D. Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence N26°51'41"W 80.00 feet; thence S63°08'19"W 163.48 feet; thence N26°51'45"W 160.24 feet; thence S63°08'36"W 22.95 feet; thence N24°05'51"W 114.48 feet to the point of beginning.

PARCEL 4:

Proposed WILD HORSE RANCH PHASE 16 SUBDIVISION, being more particularly described as follows:

A portion of the SE1/4 of Section 9 and the NE1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°56'09"E along the Section line 353.18 feet and North 161.61 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M (Basis of Bearing: S89°42'06"W along the Section line between the North 1/4 Corner and Northwest Corner of said Section 16); thence N26°51'57"W 160.00 feet; thence S63°08'03"W 30.22 feet; thence N26°51'57"W 100.00 feet; thence N63°08'03"E 11.25 feet; thence N79°40'24"E 11.64 feet; thence N17°11'43"W 149.43 feet; thence N83°46'15"E 47.38 feet; thence N05°05'45"E 191.55 feet to the Southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence along said deed the following (15) fifteen courses: 1) S73°30'11"E 55.76 feet; 2) N30°35'29"E 73.82 feet; 3) N87°23'55"E 63.64 feet; 4) S46°08'14"E 104.21 feet; 5) N66°48'41"E 66.02 feet; 6) N26°34'34"E 64.60 feet; 7) S72°15'48"E 151.71 feet; 8) S23°45'35"E 78.90 feet; 9) S40°29'59"E 155.75 feet; 10) S04°16'06"W 64.08 feet; 11) S50°43'27"E 36.15 feet; 12) N86°49'18"E 45.87 feet; 13) S48°41'18"E 196.47 feet; 14) S15°26'26"E 84.25 feet; 15) S57°55'49"E 108.70 feet to a point on the Northeasterly extension of the Northwesterly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat S63°08'19"W 596.40 feet; thence N26°51'41"W 80.00 feet; thence N63°08'19"E 65.51 feet; thence N26°51'57"W 100.14 feet; thence N63°08'36"E 19.49 feet; thence N26°51'57"W 146.17 feet; thence S63°08'03"W 100.00 feet; thence N26°51'57"W 13.79 feet; thence S63°08'03"W 140.98 feet to the point of beginning.

PARCEL 5:

Lot 601, WILD HORSE RANCH SUBDIVISION PHASE 6, according to the official plat thereof as recorded in the office of the Tooele County Recorder on March 24, 2021 as Entry No. 539141.

Exhibit “B”

Permitted Exceptions (attached to Special Warranty Deed)

1. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-027-0-0029. (affects part of Parcels 1, 2, 3 and 4)
2. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-034-0-0064. (affects part of Parcel 1)
3. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-034-0-0081. (affects part of Parcels 1, 2, 3 and 4)
4. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-034-0-0104. (affects part of Parcels 1, 2, 3 and 4)
5. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-034-0-0105. (affects part of Parcel 1)
6. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-034-0-0106. (affects part of Parcel 1)
7. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 21-068-0-0601. (affects Parcel 5)
8. The herein described Land is located within the boundaries of Tooele County School District, Tooele County Transportation Special Service District, North Tooele Fire Protection Service District, Stansbury Recreation Service Area of Tooele County, Stansbury Greenbelt Service Area of Tooele County, Tooele Valley Mosquito Abatement District, Stansbury Park Improvement District, and is subject to any and all charges and assessments levied thereunder. (affects Parcel Nos. 05-027-0-0029, 05-034-0-0081, 05-034-0-0104, 05-034-0-0105, 05-034-0-0106 and 21-068-0-0601)

The herein described Land is located within the boundaries of Tooele County School District, Tooele County Transportation Special Service District, North Tooele Fire Protection Service District, Tooele Valley Mosquito Abatement District, Stansbury Park Improvement District, and is subject to any and all charges and assessments levied thereunder. (affects Parcel No. 05-034-0-0064)

9. 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.

10. Water rights, claims, or title to water, whether or not shown by the Public Records.
11. Easement in favor of Stansbury Park Improvement District for a perpetual easement for the purpose of a 15 foot wide storm drain easement and appurtenant parts thereof, as may be required upon, over and across said Land and incidental purposes, by instrument dated April 27, 2009 and recorded April 27, 2009, as Entry No. 324876. (affects Parcels 1 and 3)
12. Easement in favor of Public Utilities for an easement and right-of-way and incidental purposes, by instrument dated April 27, 2009 and recorded April 27, 2009, as Entry No. 324877. (affects Parcel 1)
13. Right-of-Way and Easement in favor of UNEV Pipeline, LLC, a Delaware limited liability company for a perpetual right-of-way and easement to construct, install, maintain, operate, repair, replace, inspect, protect, change the size of and remove pipelines and associated facilities and appurtenances, for the transportation of oil and gas, and products and by-products thereof, in connection with the conduct of its business, at times or from time to time, as may be necessary or convenient thereto, including but not limited to valves, meters, communication or control facilities on, over, across and through said Land and incidental purposes, by instrument dated April 4, 2009 and recorded June 10, 2009, as Entry No. 327362. (affects Parcels 1, 3 and 4)
14. Right-of-Way and Easement in favor of UNEV Pipeline, LLC, a Delaware limited liability company for a nonexclusive right-of-way and easement to construct, install, maintain, operate, repair, replace, inspect, protect, change the size of and remove pipelines and associated facilities and appurtenances for the transportation of oil and gas, and products and by-products thereof, in connection with the conduct of its business, at times or from time to time, as may be necessary or convenient thereto, including but not limited to valves, meters, communication or control facilities on, over, across and through said Land and incidental purposes, by instrument recorded July 31, 2009, as Entry No. 330135. (affects Parcels 1, 3 and 4)
15. Right of Way for Mill Creek, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Creek or pertaining to the use and maintenance of said Creek. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Creek; (ii) the uncertainty of the boundaries of said Creek; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (affects Parcels 1, 2 and 4)

16. Easements as disclosed in that certain Quit Claim Deed recorded December 21, 1971 as Entry No. 295840 in Book 108 at Page 456. (affects Parcels 1, 2 and 3)
17. Sewer Line Cost Allocation Agreement for Wild Horse Ranch by and between Stansbury Park Improvement District, a political subdivision of the State of Utah and Penelope Rose, LLC, a Utah limited liability company, dated March 28, 2017 and recorded March 30, 2017 as Entry No. 446233. (affects Parcels 1, 2, 3, 4 and 5)
18. Resolution No. 16-2 Annexing Wild Horse Ranch, a Subdivision in Tooele County, Utah, Into the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area, recorded April 28, 2016 as Entry No. 428094. (affects Parcels 1, 2, 3, 4 and 5)
19. Easements, notes and restrictions as shown on the recorded plat for Wild Horse Ranch Subdivision Phase 6 recorded March 24, 2021 as Entry No. 539141. (affects Parcel 5)
20. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision recorded April 27, 2016 as Entry No. 428036, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

First Supplement and Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision, recorded June 28, 2018 as Entry No. 470065.

Second Supplement and Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision, recorded September 18, 2018 as Entry No. 474289.

21. Bylaws of Wild Horse Ranch Owners Association, Inc., recorded April 27, 2016 as Entry No. 428044.
22. Notice of Reinvestment Fee Covenant in favor of Wild Horse Ranch Owners Association, Inc., dated April 27, 2016 and recorded April 27, 2016 as Entry No. 428045.