

ENT 75292 : 2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 17 10:45 AM FEE 72.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

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

Tax Id Numbers:

69-012-0825

69-012-0826

69-012-0866 through 69-012-0889

172561 - CAP

SPECIAL WARRANTY DEED

(Wander, Utah)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC II (LEN) MULTI STATE 4, 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, Utah 84070, that certain real property situated in Utah 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 November, 2023.

GRANTOR:

AG EHC II (LEN) MULTI STATE 4, 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 November,
2023, 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 4, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

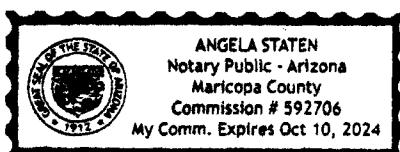


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
(*Wander, Utah*)

LOTS 825, 826 AND 866 THROUGH 889, INCLUSIVE, WANDER PHASE F1 AMENDED #1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER ON JULY 10, 2023 AS ENTRY NO. 44662:2023.