

Prepared By Prospect Title Insurance
Agency, LLC
106988-24

After Recording Mail To:
10644 South Jordan Gateway
Suite 300
South Jordan, UT 84095

106988-24

SPECIAL WARRANTY DEED

Tax Serial No. 38-724-0243 through 38-724-0296, inclusive
38-725-0297 through 38-725-0330, inclusive

For the sum of Ten and No/100 Dollars (\$10.00), AFEW1, Limited Liability Company, a Utah limited liability company, Grantor, of 5255 West 11000 North, Suite 125, Highland, Utah, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Utah County, Utah 84043, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Those matters identified on Exhibit "B" attached hereto and incorporated herein by this reference.

[SIGNATURE PAGE FOLLOWS]

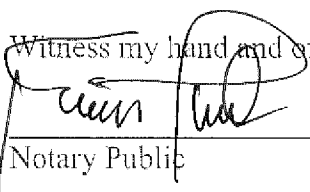
AFEW1, Limited Liability Company, GRANTOR


By: Grant Chad Christofferson,
Its: Manager

STATE OF UTAH
COUNTY OF UTAH

On this ^{3rd} day of February, 2025, personally appeared Grant Chad Christofferson, Manager of AFEW1, Limited Liability C, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of AFEW1, Limited Liability Company and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

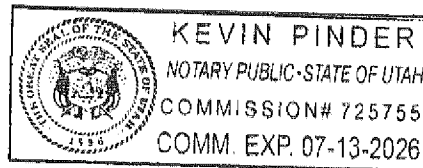


Exhibit "A"
Property Description

Lot 243 Through 296, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7,
according to the official plat thereof, on file and of record in the office of the Utah County
Recorder, State of Utah.

Lot 297 Through 330, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 8,
according to the official plat thereof, on file and of record in the office of the Utah County
Recorder, State of Utah.

EXHIBIT "B"

General property taxes for the year 2025 are accruing and not yet due and payable in Utah County.

- o Current Tax Serial No. 38-724-0243 thru 38-724-0296 and 38-725-0297 thru 38-725-0330.

Any special assessment taxes which are now or may be levied against said property by the City of American Fork for local improvements or services as may be therein provided.

Said property is within the boundaries of the Tax District 060 and is subject to the charges and/or the assessments of said District.

Claim, right, title or interest to water or water rights whether or not shown by the public records.

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, and/or 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 in Schedule B. 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.

The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Agreement, recorded October 31, 2019, as Entry No. 113100:2019, in the official records .

The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Storm Water Facility Agreement, recorded May 15, 2023, as Entry No. 30861:2023, in the official records .

The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Notice of Interest, High Groundwater Indemnification, recorded June 5, 2023, as Entry No. 36046:2023, in the official records .

All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat.