

WHEN RECORDED, RETURN TO:

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

Tax Parcel No(s):      **70-025-0201 to 0272 inclusive,**  
                                 **70-029-4021 to 4032 inclusive, and**  
                                 **70-029-4045 to 4159 inclusive**

GT File: L45973E-3

SPECIAL WARRANTY DEED

**BCP DEVELOPMENT, INC., a Utah corporation, GRANTOR, hereby conveys and warrants against all who claim by, through, or under Grantor, to **LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company, GRANTEE,** for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described parcel of real property in Utah County, Utah (the "**Property**"), to wit:**

SEE **EXHIBIT A** HERETO.

SUBJECT ONLY TO the items listed on **EXHIBIT B** hereto.

[SIGNATURE ACKNOWLEDGEMNT PAGE TO FOLLOW]



## EXHIBIT A

### Legal Description of the Property

LOTS 201 THROUGH 272, INCLUSIVE, PARKWAY FIELDS, PHASE B, PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

(For Reference: Tax Parcel ID Nos. 70-025-0201 to 0272)

LOTS 4021 THROUGH 4032, INCLUSIVE, AND LOTS 4045 THROUGH 4159, INCLUSIVE, PARKWAY FIELDS PHASE D, PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

(For Reference: Tax Parcel ID Nos. 70-029-4021 to 4032, and 70-29-4045 to 4159)

## EXHIBIT B

### List of Permitted Exceptions

1. Taxes for the present year and thereafter. Taxes for the year **2024** are Paid as part of Roll Back Tax Assessment (\$768,827.84) for Prior Tax Parcel No. **59-018-0057** (409.71 AC.). **(Note: subject acreage is approximately 60 acres or 14.5% of taxed acreage.)**
2. The Land is within the boundaries of **EAGLE MOUNTAIN, UTAH COUNTY, UTAH** and is therein located within **Tax District 38**, and is subject to any charges and assessments levied thereunder.
3. Easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of ways for roads, ditches, canals, streams, rivers, telephones and transmission lines, drainage, utilities or other incidental purposes, over, under or across the Land, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way contained in the official plat maps for: **Parkway Fields Phase B, Plat 2**, recorded September 9, 2024, as Entry No. 61511: 2024 (Map file no. 19389); and **Parkway Fields Phase D, Plat 1**, recorded November 25, 2024 as Entry no. 83418:2024 (Map file no. 19516)
4. Any water rights, claims or title to water in or under the Land.
5. Any and all outstanding oil, gas, mineral rights, and/or mining rights, etc., including, but not limited to, the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights or interests. The Company makes no representation as to the present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of such rights or interests that are not listed. **(Note: Mineral endorsement available: ALTA 35.3)**
6. Access to the Land may be via a roadway that is designated as a *Controlled Access Highway* under Utah law, or the Land may otherwise have limited access under Utah law. Therefore, even though the Land might abut a highway, street, or roadway, access to the Land may be restricted or limited as determined by the governmental authority having jurisdiction over said highway, street, or roadway.
7. Resolution No. 1996-82 Approving a Petition for the Incorporation of the Town of Eagle Mountain Pursuant to Section 10-2-109, Utah Code Annotated, 1953 as Amended, recorded December 4, 1996 as Entry No. 97761 in Book 4137 at Page 224
8. Resolution No. R 19-2002 to Create The Eagle Mountain City, Utah Special Improvement District No. 2002-1 Described in the Notice of Intention Concerning the District and Authorizing the City Officials to Proceed to make Improvements as set forth in the Notice of Intention to Create the District recorded January 9, 2003 as Entry No. 3750:2003; as Amended by Resolution No. R 16-2003 to create District No. 2003-1 recorded September 24, 2003 as Entry No. 155877:2003.

(continued)

## EXHIBIT B

### List of Permitted Exceptions (continued)

9. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms, and provisions contained within the declarations recorded in the official records on **March 31, 2023 and April 16, 2024** as entry number(s) 20242:2023; 24257:2024 and 24263:2024, and any amendments or supplements thereto as may have been recorded from time to time, but deleting therefrom any covenants, condition, or restriction indicating a preference, limitation, or discrimination based on race, skin color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income to the extent that said covenant or restriction violates the law.

10. The effects of that certain Notice of Assessment/Reinvestment Fee Covenant in favor of **PARKWAY FIELDS OWNERS ASSOCIATION, INC.** recorded **February 27, 2024** as Entry No. **12005:2024**.