

When recorded mail to (Tax Mailing Address):

a/v Toll Bros., Inc.
1140 Virginia Drive
Fort Washington, PA 19034

13888905 B: 11304 P: 7474 Total Pages: 4
02/10/2022 02:53 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

MTC File No. 298086

Affects Parcel ID No. 27-27-201-027

SPECIAL WARRANTY DEED

RD Development Holdings, LLC, a Utah limited liability company, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Toll Southwest LLC, a Delaware limited liability company,

as GRANTEE(S), the following described real property situated in Salt Lake County, State of Utah, to-wit:

Beginning at a point on a fence line East 33.00 feet and North 68.00 feet from the North Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along the fence line North 89°40'53" East 134.50 feet, thence North 59.23 feet to a fence line, thence along the fence line South 89°59'40" East 590.31 feet, thence South 00°02'32" East 394.93 feet; thence West 330.00 feet, thence North 01°22'29" East 17.50 feet, thence West 17.00 feet, thence North 112.00 feet, thence West 378.52 feet, thence North 205.50 feet to the point of beginning.

Less and excepting therefrom that parcel described in that certain Final Judgment of Condemnation recorded November 02, 2007 as Entry No. 10283101 in Book 9540 at Page 5689 of official records and more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property situate in the NW1/4NE1/4 of Section 27, and the SW1/4SE1/4 of Section 22, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly right of way line of the existing highway State Route 68 at a point 68.07 feet (68.00 feet by record) North along the quarter section line and 33.00 feet East from the North Quarter Corner of said Section 27, which point is approximately 32.96 feet perpendicularly distant easterly from the centerline of said highway opposite engineer station 114+71.10, and running thence North 89°40'53" East 19.04 feet along said northerly boundary line to a point 52.00 feet perpendicularly distant easterly from said centerline; thence South 00°00'02" West 21.00 feet along a line parallel with and 52.00 feet perpendicularly distant easterly from said

centerline to a point opposite engineer station 114+50.20; thence South 89°59'58" East 6.00 feet to a point 58.00 feet perpendicularly distant easterly from said centerline opposite engineer station 114+50.20; thence South 00°00'02" West 8.00 feet along a line parallel with and 58.00 feet perpendicularly distant easterly from said centerline to a point opposite engineer station 114+42.20; thence North 89°59'58" West 6.00 feet to a point 52.00 feet perpendicularly distant easterly from said centerline opposite engineer station 114+42.20; thence South 00°00'02" West 42.20 feet along a line parallel with and 52.00 feet perpendicularly distant easterly from said centerline to a point opposite engineer station 114+00; thence South 03°25'59" East 50.09 feet to a point 55.00 feet perpendicularly distant easterly from said centerline opposite engineer station 113+50; thence South 00°00'02" West 84.36 feet along a line parallel with and 55.00 feet perpendicularly distant easterly from said centerline to the southerly boundary line of said entire tract; thence South 89°52'45" West (West by record) 22.03 feet along said southerly boundary line to the easterly right of way line of said existing highway; thence North 205.50 feet along said right of way line to the point of beginning.

Subject to the matters described on **Exhibit A** attached hereto (collectively, the "**Permitted Exceptions**").

In witness whereof, the grantor(s) have executed this instrument this 9th day of February, 2022.

GRANTOR:


RD Development Holdings, LLC, a Utah limited liability company

By: 

Dave Morton, Manager

STATE OF UTAH)
)
) :ss
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 9 day of February, 2022 by, Dave Morton the Manager of RD Development Holdings, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.


Notary Public

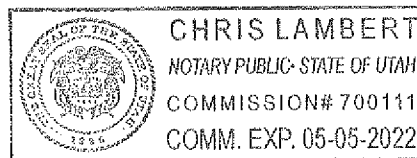


EXHIBIT A
Permitted Exceptions

1. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments, on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid. Property I.D. No. 27-27-201-027.
9. Said property is located within the boundaries of Riverton City and Salt Lake County Sewer Improvement District No. 1, and is subject to the charges and assessments levied thereunder. (None due and payable)
10. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

11. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: State Road Commission
Purpose: Constructing and maintaining thereon cut and/or fill slopes and necessary drainage ditches and appurtenant parts thereof
Recorded: October 10, 1953 as Entry No. 1615444 in Book 1549 at Page 238 of Official Records.

Affects: See document for full particulars - Exact location not disclosed
12. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Utah Department of Transportation
Purpose: A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs.

Recorded: November 26, 2007 as Entry No. 10283101 in Book 9540 at Page 5689 of Official Records.

Affects: See document for full particulars
13. Any rights, interest, or claims which may exist or arise by reason of the fact(s) referenced on a survey plat designated Job No. 10083, titled "Meadows at 118th", dated February 11, 2021, prepared by Ensign.

When recorded mail to (Tax Mailing Address):

Ⓢ Toll Bros., Inc.
1140 Virginia Drive
Fort Washington, PA 19034

13888968 B: 11304 P: 7871 Total Pages: 5
02/10/2022 03:25 PM By: dhummel Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

MTC File No. 316506

Affects Parcel ID Nos. 27-27-201-037; 27-27-201-038;
27-27-201-030; 27-27-201-033

SPECIAL WARRANTY DEED

RD Development Holdings, LLC, a Utah limited liability company, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Toll Southwest LLC, a Delaware limited liability company,

as GRANTEE(S), the following described real property situated in Salt Lake County, State of Utah, to-wit:

A parcel of land situate in the Northeast Quarter of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°22'14" West 265.82 feet along the Quarter Section line and East 428.77 feet from the North Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 89°16'36" East 330.13 feet; thence North 57°51'51" East 498.97 feet; thence South 89°46'34" East 33.87 feet; thence South 02°39'09" West 122.48 feet; thence South 00°23'21" East 107.03 feet; thence South 05°50'51" East 151.76 feet; thence South 16°07'35" East 53.00 feet; thence South 33°53'52" East 43.72 feet; thence South 78°44'27" West 85.00 feet; thence South 71°10'44" West 122.38 feet; thence South 72°54'37" West 116.97 feet; thence North 89°37'46" West 527.01 feet; thence North 00°22'14" East 293.47 feet to the point of beginning.

LESS AND EXCEPTING from the parcel described above any portion lying within Treasure Estates Subdivision Phase 2, a subdivision located in the Northeast quarter of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian and recorded May 22, 2018 as Entry No. 12776225 in Book 2018P at Page 195.

Also, less and excepting:

A parcel of land situate in the Northeast Quarter of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°22'14" West 268.73 feet along the Quarter section


line and East 658.90 feet from the North Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°16'36" East 100.00 feet; thence North 57°51'51" East 498.97 feet; thence South 89°46'34" East 33.87 feet; thence South 02°39'09" West 122.48 feet; thence South 00°23'21" East 107.03 feet; thence South 05°50'51" East 65.68 feet; thence North 33°13'35" West 55.24 feet; thence South 50°45'58" West 168.18 feet; thence South 72°54'37" West 113.69 feet; thence Southwesterly 37.48 feet along the arc of a 123.00 foot radius curve to the right (center bears North 17°05'23" West and the chord bears South 81°38'25" West 37.34 feet with a central angle of 17°27'37"); thence North 89°37'46" West 237.82 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°22'14" East and the chord bears North 44°37'48" West 21.21 feet with a central angle of 89°59'55"); thence North 00°22'09" East 113.06 feet to the point of beginning.

Subject to the matters described on **Exhibit A** attached hereto (collectively, the "Permitted Exceptions").

In witness whereof, the grantor(s) have executed this instrument this 9th day of February, 2022.

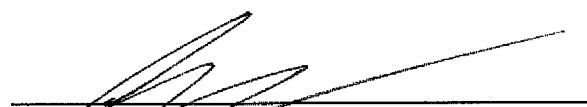
GRANTOR:

RD Development Holdings, LLC, a Utah limited liability company

By: 
Dave Morton, Manager

STATE OF UTAH)
) :ss
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 9th day of February, 2022 by Dave Morton the Manager of RD Development Holdings, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.


Notary Public

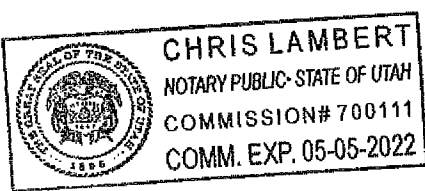


EXHIBIT A
Permitted Exceptions

1. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments, on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Taxes for the year 2022 are now a lien not yet due and payable. Property ID No. 27-27-201-037 and 27-27-201-038.

Taxes for the year 2021 have been paid. Property I.D. No. 27-27-201-030. (Includes other property)

Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid. Property I.D. No. 27-27-201-033. (Includes other Property)
9. Said property is located within the boundaries of Riverton City and Salt Lake County Sewer Improvement District No. 1, and is subject to the charges and assessments levied thereunder.
10. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

11. Any rights, interests or easements in favor of the State of Utah, The United States of America, or The Public which exist or are claimed to exist in and over the waters, bed or banks of the South Jordan Canal.

12. That portion of the property, if any, included within the description to be insured herein which was acquired, or may hereafter be acquired, by virtue of avulsion or the artificial alteration of the course of a stream, canal, river, or lands that may have been lost by sudden artificial alteration in the course of a stream, canal or river prior to the issue date of this document.

13. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Salt Lake County Sewerage Improvement District No. 1
Purpose: A perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities
Recorded: February 22, 1974 as Entry No. 2601600 in Book 3521 at Page 374 of Official Records.

Affects: See document for full particulars

14. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Salt Lake County Sewerage Improvement District No. 1
Purpose: A perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities
Recorded: October 1, 1975 as Entry No. 2747694 in Book 3986 at Page 182 of Official Records.

Affects: See document for full particulars

15. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Salt Lake County Sewerage Improvement District No. 1
Purpose: A perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities
Recorded: May 17, 1979 as Entry No. 3280804 in Book 4864 at Page 109 of Official Records.

Affects: See document for full particulars

A Partial Abandonment of Easements;
Recorded: October 29, 2003 as Entry No. 8871516 in Book 8903 at Page 541 of Official Records.

16. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: South Valley Sewer District
Purpose: A perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities
Recorded: October 29, 2003 as Entry No. 8871519 in Book 8903 at Page 551 of Official Records.

Affects: See document for full particulars

A Partial Abandonment of Easement;

Recorded: March 25, 2004 as Entry No. 9013311 in Book 8962 at Page 3668 of Official Records.

A Partial Abandonment of Easement;

Recorded: March 25, 2004 as Entry No. 9013312 in Book 8962 at Page 3671 of Official Records.

17. An Easement including its terms, covenants and provisions as disclosed by instrument;

To: South Valley Sewer District

Purpose: A perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities

Recorded: October 29, 2003 as Entry No. 8871520 in Book 8903 at Page 555 of Official Records.

Affects: See document for full particulars

18. An Easement including its terms, covenants and provisions as disclosed by instrument;

To: Riverton City

Purpose: A 20 foot storm drain easement

Recorded: July 20, 2016 as Entry No. 12324853 in Book 10454 at Page 7299 of Official Records.

Affects: See document for full particulars

19. An Easement including its terms, covenants and provisions as disclosed by instrument;

To: Treasure Valley Real Estate and Construction, a Utah corporation

Purpose: A easement and right-of-way for a storm water system and related appurtenances

Recorded: February 9, 2018 as Entry No. 12713414 in Book 10645 at Page 7799 of Official Records.

Affects: See document for full particulars

20. Any rights, interest, or claims which may exist or arise by reason of the fact(s) referenced on a survey plat designated Job No. 10083, titled "Meadow at 118th", dated February 11, 2021, prepared by Ensign.