

ENT 53713 : 2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 09 03:41 PM FEE 40.00 BY TM
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Clayton Properties Group, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58:035:0141

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(68)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of recording.

GRANTOR:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: 
Name: Tyler L. Buswell PLB
Its: President

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

On this 9 day of AUGUST, 2024, before me personally appeared Tyler Buswell, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



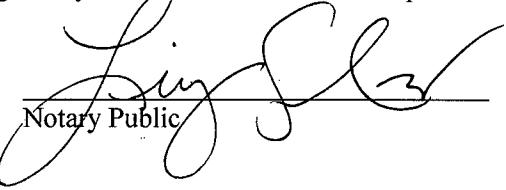

Notary Public

EXHIBIT A

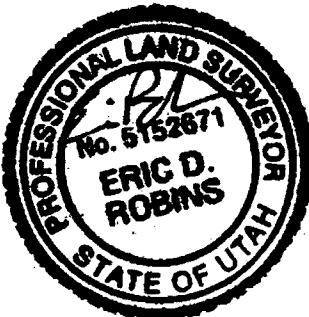
Legal Description of the Property

Takedown H2

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1235.613 feet along the Section Line and North 4559.040 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°59'34" West 3.809 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'34" West, Chord: South 45°00'13" West 16.969 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'34"; thence West 187.305 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears North, Chord: North 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 104.040 feet; thence West 59.000 feet; thence North 29.999 feet; thence West 120.000 feet; thence North 517.474 feet; thence South 84°55'27" East 108.606 feet to a point on a 800.500 foot radius tangent curve to the left, (radius bears North 05°04'33" East, Chord: South 84°57'19" East 0.871 feet); thence along the arc of said curve 0.871 feet through a central angle of 00°03'45" to a point of reverse curvature with a 12.000 foot radius tangent curve to the right, (radius bears South 05°00'48" West, Chord: South 42°29'36" East 16.212 feet); thence along the arc of said curve 17.800 feet through a central angle of 84°59'12"; thence East 29.500 feet; thence North 0.480 feet; thence East 29.500 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 164.841 feet to said West Right-of-Way Line of Riverside Drive and a point on a 35.500 foot radius non tangent curve to the right, (radius bears South 46°12'40" West, Chord: South 37°35'12" East 7.671 feet); thence along said Riverside Drive the following (4) courses: 1) along the arc of said curve 7.686 feet through a central angle of 12°24'16" to a point of reverse curvature with a 84.500 foot radius tangent curve to the left, (radius bears North 58°36'56" East, Chord: South 36°56'46" East 16.379 feet); 2) along the arc of said curve 16.405 feet through a central angle of 11°07'24" to a point of reverse curvature with a 90.500 foot radius tangent curve to the right, (radius bears South 47°29'31" West, Chord: South 21°15'08" East 65.618 feet); 3) along the arc of said curve 67.148 feet through a central angle of 42°30'41"; 4) South 00°00'13" West 562.031 feet to the point of beginning.

Property contains 5.327 acres.



Takedown H4 & 400 North Parcel

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that lies North 89°57'40" West 1509.727 feet along the Section Line and North 4161.035 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence West 456.000 feet; thence North 17°35'15" West 92.965 feet; thence North 40°02'27" East 67.174 feet; thence North 186.807 feet; thence South 89°59'46" East 30.875 feet; thence South 00°00'14" West 110.000 feet; thence South 89°59'46" East 410.008 feet; thence South 216.823 feet to the point of beginning.

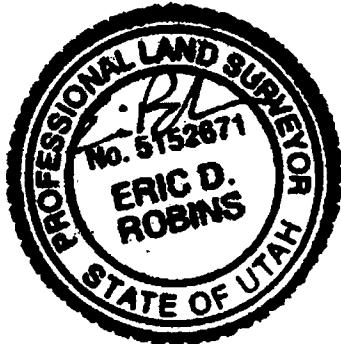
Property contains 2.357 acres.

Also and together with the following described tract of land:

Beginning at a point that lies North 89°57'40" West 2060.602 feet along the Section Line and North 4662.523 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 29.999 feet; thence East 125.937 feet; thence North 334.000 feet; thence West 113.937 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South, Chord: South 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence West 59.000 feet; thence North 189.000 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears West, Chord: North 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence West 20.112 feet to a point on a 548.500 foot radius tangent curve to the right, (radius bears North, Chord: North 80°20'03" West 184.189 feet); thence along the arc of said curve 185.065 feet through a central angle of 19°19'54"; thence North 70°40'06" West 26.556 feet to a point on a 471.500 foot radius tangent curve to the left, (radius bears South 19°19'54" West, Chord: North 80°27'40" West 160.392 feet); thence along the arc of said curve 161.175 feet through a central angle of 19°35'09"; thence South 89°44'46" West 51.182 feet; thence North 00°08'09" East 26.843 feet; thence South 89°46'19" East 436.039 feet; thence South 89°46'19" East 440.891 feet; thence South 89°38'40" East 437.862 feet to a point on a 84.500 foot radius non tangent curve to the left, (radius bears South 41°19'08" East, Chord: South 48°05'12" West 1.754 feet); thence along the arc of said curve 1.754 feet through a central angle of 01°11'20" to a point of reverse curvature with a 90.500 foot radius tangent curve to the right, (radius bears North 42°30'29" West, Chord: South 68°44'52" West 65.618 feet); thence along the arc of said curve 67.148 feet through a central angle of 42°30'41"; thence North 89°59'47" West 17.060 feet; thence South 02°56'35" East 70.295 feet; thence North 86°11'22" East 3.544 feet to a point on a 64.500 foot radius tangent curve to the left, (radius bears North 03°48'38" West, Chord: North 79°21'48" East 15.333 feet); thence along the arc of said curve 15.369 feet through a

central angle of 13°39'09" to a point of reverse curvature with a 35.500 foot radius tangent curve to the right, (radius bears South 17°27'46" East, Chord: South 75°37'33" East 37.453 feet); thence along the arc of said curve 39.452 feet through a central angle of 63°40'26"; thence West 164.841 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South, Chord: South 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence West 29.500 feet; thence South 0.480 feet; thence West 29.500 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears West, Chord: North 42°29'36" West 16.212 feet); thence along the arc of said curve 17.800 feet through a central angle of 84°59'12" to a point of reverse curvature with a 800.500 foot radius tangent curve to the right, (radius bears North 05°00'48" East, Chord: North 84°57'19" West 0.871 feet); thence along the arc of said curve 0.871 feet through a central angle of 00°03'45"; thence North 84°55'27" West 108.606 feet; thence South 517.474 feet; thence East 120.000 feet; thence South 29.999 feet; thence West 550.875 feet to the point of beginning.

Property contains 7.229 acres.



ENT213754:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Dec 28 03:51 PM FEE 40.00 BY LT
RECORDED FOR Monument Title Insurance, Inc.
ELECTRONICALLY RECORDED

Monument Title Insurance, Inc. 210692JJ

MAIL TAX NOTICE TO
MDT INC

1678 E. Gadzooks Drive
Sandy, Utah 84094

Warranty Deed

ROGER WALTER LEGARE, TRUSTEE OF THE LEGARE TRUST, DATED NOVEMBER 20, 2002,
GRANTOR(S)

of SALT LAKE CITY, County of **SALT LAKE**, State of UTAH, hereby CONVEY and WARRANT to

MDT INC, GRANTEE(S)

of **432 N Redwood Road, Saratoga Springs, UT 84045** for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah** County, State of UTAH.

COMMENCING SOUTH 10.87 FEET AND EAST 2730.52 FEET FROM THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 0°8'0" EAST 170.21 FEET; THENCE NORTH 1°5'21" EAST 159.77 FEET; THENCE SOUTH 89°45'30" EAST 1250.5 FEET; THENCE SOUTH 0°17'5" EAST 326.92 FEET; THENCE WEST 724.13 FEET; THENCE NORTH 89°45'30" WEST 531.43 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. :**58-035-0056**

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2021 taxes and thereafter.

WITNESS, the hand(s) of said Grantor(s), this **13th of December, 2021**.

Roger Walter Legare, Trustee
Roger Walter Legare, Trustee of the Legare Trust, dated

Roger Walter Legare, Trustee of the Legare Trust, dated November 20, 2002.

State of Utah)
County of Utah)

On the **13th** day of December, 2021, personally appeared before me Roger Walter Legare, Trustee of the Legare Trust, dated November 20, 2002. and Roger Walter Legare, signer(s) of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the power/authority vested in him by the said Trust Agreement and he signed the same. .

George Jones
Notary Public

