

ENT 17473 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 11 03:57 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC
10644 S Jordan Gateway
Suite 300
South Jordan, UT 84095
File 177599-LMP

Tax Parcel/Serial No. 59-007-0117
59-007-0118

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), RSC PARTNERS, LLC, a Delaware limited liability company, Grantor, 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: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 5 day of March, 2025.

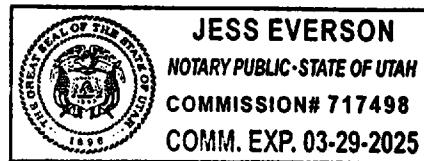
**RSC PARTNERS, LLC,
a Delaware limited liability company**

By: Connie Ricks
Name: CONNIE S. RICKS
Title: MANAGER

State of UTAH)
:ss

County of UTAH)

The foregoing instrument was acknowledged before me this 5 day of March, 2025, by
CONNIE S. RICES, MANAGER of RSC PARTNERS, LLC, a Delaware
limited liability company.





Notary Public
Residing at: SALT LAKE COUNTY, UTAH

My commission expires:

3.29.25

File No. 177599-LMP.

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

Tax Id No.: 59-007-0117 and 59-007-0118

ENT 17458:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 11 03:50 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC
10644 S Jordan Gateway
Suite 300
South Jordan, UT 84095

59-007-0079, 59-007-0113

Tax Parcel/Serial No. 59-007-0115, 59-007-0116
59-007-0121, 59-007-0077

File 175619-LMP

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), CEDAR CORNERS MANAGEMENT, LLC, a Utah limited liability company, Grantor, 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: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 4 day of March, 2025.

CEDAR CORNERS MANAGEMENT, LLC,
a Utah limited liability company

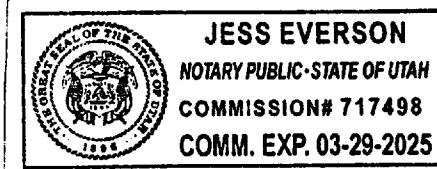
By: 
Name: Heath Johnston
Title: Manager

State of UTAH)

:ss

County of UTAH)

The foregoing instrument was acknowledged before me this 4 day of March, 2025, by
Heath Johnston, MANAGER of CEDAR CORNERS MANAGEMENT,
LLC, a Utah limited liability company.



Ann Dorn
Notary Public
Residing at: SALT LAKE COUNTY, UTAH

My commission expires:

3.29.25

File No. 175619-LMP.

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°46'17"W BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 7, SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°46'17"W 456.32 FEET ALONG THE SECTION LINE AND SOUTH 842.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 301.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 123.46 FEET, PASSING THROUGH A CENTRAL ANGLE OF 6°25'50", CHORD BEARS S29°22'55"E 123.39 FEET; THENCE S32°35'49"E 165.48 FEET; THENCE S0°16'52"W 36.43 FEET; THENCE S65°25'11"W 283.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET; THENCE ALONG SAID CURVE A LENGTH OF 183.57 FEET, PASSING THROUGH A CENTRAL ANGLE OF 24°44'51", CHORD BEARS S77°47'37"W 182.15 FEET; THENCE N89°49'58"W 18.16 FEET; THENCE N0°25'07"E 439.77 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 59-007-0079 (NOTE: For reference purposes only)

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST 250.70 FEET FROM THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 350.88 FEET TO THE POINT OF A TANGENT 1085.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 355.60 FEET THROUGH A CENTRAL ANGLE OF 18°46'43" (CHORD BEARS SOUTH 08°49'52" EAST 354.02 FEET); THENCE SOUTH 71°46'47" WEST 170.50 FEET TO THE POINT OF A NON-TANGENT 1255.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 177.54 FEET THROUGH A CENTRAL ANGLE OF 08°06'08" (CHORD BEARS NORTH 14°10'09" WEST 177.39 FEET); THENCE SOUTH 79°52'55" WEST 29.07 FEET TO THE POINT OF A TANGENT 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 90.09 FEET THROUGH A CENTRAL ANGLE OF 10°19'25" (CHORD BEARS SOUTH 85°02'37" WEST 89.97 FEET); THENCE NORTH 89°47'40" WEST 401.52 FEET TO THE POINT OF A NON-TANGENT 1771.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 249.93 FEET THROUGH A CENTRAL ANGLE OF 08°05'08" (CHORD BEARS NORTH 03°29'05" WEST 249.72 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET TO THE SECTION LINE; THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 59-007-0113 (NOTE: For reference purposes only)

PARCEL 3:

COMMENCING NORTH 8.21 FEET AND WEST 989.75 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°31'31" EAST 53.07 FEET; THENCE SOUTH 0°33'30" WEST 349.89 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 3°29'05" EAST 249.72 FEET, RADIUS = 1771 FEET); THENCE SOUTH 89°47'40" EAST 256.8 FEET; THENCE SOUTH 0°19'22" WEST 734.64 FEET; THENCE NORTH 89°35'05" WEST 223.2 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 22°38'27" WEST 15.62 FEET, RADIUS = 20 FEET); THENCE NORTH 0°20'39" EAST 298.01 FEET; THENCE SOUTH 87°21'54"

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WEST 53.07 FEET; THENCE NORTH 0°20'39" EAST 169.57 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 4°46'21" WEST 168.92 FEET, RADIUS = 947 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 4°39'56" WEST 336.96 FEET, RADIUS = 1850.5 FEET); THENCE NORTH 0°33'30" EAST 349.77 FEET TO THE BEGINNING.

Parcel Identification Number: 59-007-0115 (NOTE: For reference purposes only)

PARCEL 4:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 10 CHAINS; THENCE SOUTH 20 CHAINS; THENCE EAST 10 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°46'17"W BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 7, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°46'17"W 456.32 FEET ALONG THE SECTION LINE AND SOUTH 842.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 301.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 123.46 FEET, PASSING THROUGH A CENTRAL ANGLE OF 6°25'50", CHORD BEARS S29°22'55"E 123.39 FEET; THENCE S32°35'49"E 165.48 FEET; THENCE S0°16'52"W 36.43 FEET; THENCE S65°25'11"W 283.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET; THENCE ALONG SAID CURVE A LENGTH OF 183.57 FEET, PASSING THROUGH A CENTRAL ANGLE OF 24°44'51", CHORD BEARS S77°47'37"W 182.15 FEET; THENCE N89°49'58"W 18.16 FEET; THENCE N0°25'07"E 439.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST 250.70 FEET FROM THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 350.88 FEET TO THE POINT OF A TANGENT 1085.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 355.60 FEET THROUGH A CENTRAL ANGLE OF 18°46'43" (CHORD BEARS SOUTH 08°49'52" EAST 354.02 FEET); THENCE SOUTH 71°46'47" WEST 170.50 FEET TO THE POINT OF A NON-TANGENT 1255.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 177.54 FEET THROUGH A CENTRAL ANGLE OF 08°06'08" (CHORD BEARS NORTH 14°10'09" WEST 177.39 FEET); THENCE SOUTH 79°52'55" WEST 29.07 FEET TO THE POINT OF A TANGENT 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 90.09 FEET THROUGH A CENTRAL ANGLE OF 10°19'25" (CHORD BEARS SOUTH 85°02'37" WEST 89.97 FEET); THENCE NORTH 89°47'40" WEST 401.52 FEET TO THE POINT OF A NON-TANGENT 1771.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 249.93 FEET THROUGH A CENTRAL ANGLE OF 08°05'08" (CHORD BEARS NORTH 03°29'05" WEST 249.72 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET TO THE SECTION LINE; THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 59-007-0116 (NOTE: For reference purposes only)

PARCEL 5:

File No. 175619-LMP.

COMMENCING SOUTH 36.74 FEET AND EAST 1228.75 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°31'31" EAST 420.32 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 44°29'01" EAST 28.3 FEET, RADIUS = 20 FEET); THENCE SOUTH 0°33'30" WEST 111.47 FEET; THENCE NORTH 88°02'01" WEST 440.17 FEET; THENCE NORTH 0°24'42" EAST 120.03 FEET TO THE BEGINNING.

Parcel Identification Number: 59-007-0121 (NOTE: For reference purposes only)

PARCEL 6:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST; SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°16'21" WEST A DISTANCE OF 1,067.34 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 32°21'00" EAST 269.76 FEET; THENCE SOUTHEASTERLY 44.26 FEET ALONG THE ARC OF A 915.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°57'51" EAST 44.26 FEET; THENCE NORTH 89°32'16" WEST 168.38 FEET; THENCE NORTH 00°16'21" EAST 264.48 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 59-007-0077 (NOTE: For reference purposes only)

Tax Id No.: 59-007-0079, 59-007-0113, 59-007-0115, 59-007-0116, 59-007-0121 and 59-007-0077