

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):  
THE CROSSINGS 2B, LLC  
124 S 600 E #300  
SALT LAKE CITY, UT 84102

Ent 545308 Bk 1475 Pg 566 - 568  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 May 15 12:21PM Fee: \$40.00 CO  
For: Inwest Title Services - Salt Lake  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 301521

## WARRANTY DEED

JEPPSON PROPERTY INVESTMENTS, LLC AND THE CROSSINGS 2B, LLC

GRANTOR(S)

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

THE CROSSINGS 2B, LLC

GRANTEE(S)

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASATCH COUNTY, STATE OF UT:

(OLK-2B207-0-003-045, 00-0021-7252, OLK-2B208-0-003-045, 00-0021-7253, OLK-2B209-0-003-045,  
00-0021-7254, OLK-2B210-0-003-045, 00-0021-7255, OLK-2B211-0-003-045, 00-0021-7256,  
OLK-2B212-0-003-045, 00-0021-7257)

See Attached Exhibit "A"

COURTESY RECORDING  
This document is being recorded solely as a  
courtesy and an accommodation to the parties  
named therein. INWEST TITLE SERVICES,  
INC. hereby expressly disclaims any  
responsibility or liability for the accuracy of the  
content thereof.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR  
THE YEAR 2024 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 15<sup>th</sup> Day of May, 2024.

THE CROSSINGS 2B, LLC

JEPPSON PROPERTY INVESTMENTS, LLC

By: TRACEY M. CANNON, Manager

By: BRENDA HUFF, Property Manager



1100 E 6600 S, SUITE 120  
MURRAY, UT 84121

**ACKNOWLEDGMENT**

STATE OF UTAH )  
(ss.  
COUNTY OF SALT LAKE )

On MAY 15, 2024, personally appeared before me **TRACEY M. CANNON, MANAGER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **THE CROSSINGS 2B, LLC**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

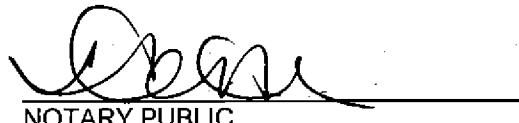


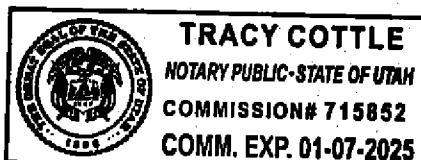
My Commission Expires: JANUARY 7, 2025  
Residing at: SALT LAKE COUNTY

**ACKNOWLEDGMENT**

STATE OF UTAH )  
(ss.  
COUNTY OF SALT LAKE )

On May 14, 2024, personally appeared before me **BRENDA HUFF, PROPERTY MANAGER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **JEPPSON PROPERTY INVESTMENTS, LLC**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires: JANUARY 7, 2025  
Residing at: SALT LAKE COUNTY



1100 E 6600 S, SUITE 120  
MURRAY, UT 84121

## EXHIBIT "A"

Ent 545308 Bk 1475Pg 568

PARCEL 1: (00-0021-7252 0LK-2B207-0-003-045)

ADDRESS: 2778 E HAYLOFT LN HEBER CITY UT 84032

LOT 207, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (00-0021-7253 0LK-2B208-0-003-045)

ADDRESS: 2772 E HAYLOFT LN HEBER CITY UT 84032

LOT 208, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: (00-0021-7254 0LK-2B209-0-003-045)

ADDRESS: 2762 E HAYLOFT LN HEBER CITY UT 84032

LOT 209, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: (00-0021-7255 0LK-2B210-0-003-045)

ADDRESS: 2752 E HAYLOFT LN HEBER CITY UT 84032

LOT 210, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: (00-0021-7256 0LK-2B211-0-003-045)

ADDRESS: 2742 E HAYLOFT LN HEBER CITY UT 84032

LOT 211, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 6: (00-0021-7257 0LK-2B212-0-003-045)

ADDRESS: 2732 E HAYLOFT LN HEBER CITY UT 84032

LOT 212, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):  
TRI POINTE HOMES HOLDINGS, INC.  
3161 MICHELSON DRIVE, SUITE 1500  
IRVINE, CA 92612

Ent 550169 Bk 1488 Pg 968 - 969  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 Sep 16 03:19PM Fee: \$40.00 CO  
For: Inwest Title Services - Salt Lake  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 309907

# **SPECIAL WARRANTY DEED**

**THE CROSSINGS 2B, LLC**

**GRANTOR(S)**

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH  
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

## TRI-POINTE HOMES HOLDINGS, INC.

**GRANTEE(S)**

OF IRVINE STATE OF CALIFORNIA

OF IRVINE, STATE OF CALIFORNIA  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASATCH COUNTY,  
STATE OF UT:

(OLK-2B207-0-003-045, 00-0021-7252, OLK-2B208-0-003-045, 00-0021-7253, OLK-2B209-0-003-045, 00-0021-7254, OLK-2B210-0-003-045, 00-0021-7255, OLK-2B211-0-003-045, 00-0021-7256, OLK-2B212-0-003-045, 00-0021-7257)

**See Attached Exhibit "A"**

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2024 AND THEREAFTER.

THE OFFICERS WHO SIGN THIS DEED HEREBY CERTIFY THAT THIS DEED AND THE TRANSFER  
REPRESENTED THEREBY WAS DULY AUTHORIZED UNDER A RESOLUTION DULY ADOPTED BY THE BOARD  
OF DIRECTORS OF THE GRANTOR AT A LAWFUL MEETING DULY HELD AND ATTENDED BY A QUORUM.  
IT WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED BY  
ITS DULY AUTHORIZED OFFICERS THIS 13TH DAY OF SEPTEMBER, 2024 13TH DAY OF SEPTEMBER, 2024 .

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 12 DAY OF SEPTEMBER, 2024

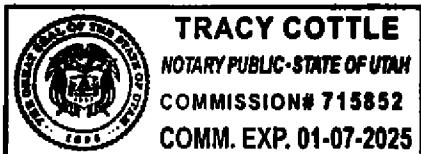
~~THE CROSSINGS 2B, LLC~~

TRACEY M. CANNON, MANAGER

## ACKNOWLEDGMENT

STATE OF UTAH )  
(ss.  
COUNTY OF SALT LAKE. )

On September 13, 2024, personally appeared before me **TRACEY M. CANNON**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **THE CROSSINGS 2B, LLC**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.





My Commission Expires: JANUARY 7, 2025  
Residing at: SALT LAKE COUNTY

## EXHIBIT "A"

Ent 550169 Bk 1488Pg 969

PARCEL 1: (SERIAL NO. 0LK-2B207-0-003-045 / PARCEL NO. 00-0021-7252)

ADDRESS: 2778 E HAYLOFT LN HEBER CITY UT 84032

LOT 207, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (SERIAL NO. 0LK-2B208-0-003-045 / PARCEL NO. 00-0021-7253)

ADDRESS: 2772 E HAYLOFT LN HEBER CITY UT 84032

LOT 208, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: (SERIAL NO. 0LK-2B209-0-003-045 / PARCEL NO. 00-0021-7254)

ADDRESS: 2762 E HAYLOFT LN HEBER CITY UT 84032

LOT 209, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: (SERIAL NO. 0LK-2B210-0-003-045 / PARCEL NO. 00-0021-7255)

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PARCEL 5: (SERIAL NO. 0LK-2B211-0-003-045 / PARCEL NO. 00-0021-7256)

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PARCEL 6: (SERIAL NO. 0LK-2B212-0-003-045 / PARCEL NO. 00-0021-7257)

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LOT 212, THE CROSSINGS AT LAKE CREEK PHASE 2B, WASATCH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.