

When recorded, return to:
Matt Scott
Richmond American Homes of Utah, Inc.
849 W. Levoy Drive, Suite 220
Salt Lake City, UT 84123

CT-114033-CAF
TIN 10-003-0035 (Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, CW THE PARK, LLC, a Utah limited liability company ("Grantor"), conveys to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation ("Grantee"), the following described real property situated in Davis County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

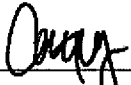
See the legal description set forth in Exhibit "A" attached and incorporated by this reference ("Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference ("Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

Dated this 26 day of FEBRUARY, 2020.

GRANTOR: CW THE PARK, LLC, a Utah limited liability company

By: 
Name: COLIN H. WRIGHT
Title: MANAGER

STATE OF Utah)
)
County of Davis) ss.

The foregoing instrument was acknowledged before me this 27 day of February, 2020, by COLIN H. WRIGHT as MANAGER of CW The Park, LLC, a Utah limited liability company.

[Signature]

Notary Public

My commission expires:
02-11-2023



Exhibit "A"

Legal Description (attached to Special Warranty Deed)

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly right-of-way line of Gordon Avenue (1000 North Street), said point being 638.03 feet North $89^{\circ}50'40''$ East along the quarter section line and 42.00 feet South $00^{\circ}09'20''$ East from the Northwest corner of said Section 19; and running thence North $89^{\circ}50'40''$ East 108.00 feet along said Southerly right-of-way line to a point of a non-tangent curve; thence Southwesterly along the arc of a 15.00 foot radius curve to the left a distance of 23.52 feet (central angle equals $89^{\circ}50'40''$ and long chord bears South $44^{\circ}55'20''$ West 21.18 feet); to a point of tangency; thence South 170.09 feet; thence East 708.01 feet to a point of curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet (central angle equals $90^{\circ}00'00''$ and long chord bears North $45^{\circ}00'00''$ East 21.21 feet); thence North 156.98 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 23.60 feet (central angle equals $90^{\circ}09'20''$ and long chord bears North $45^{\circ}04'40''$ West 21.24 feet) to said Southerly right-of-way line and a point of tangency; thence North $89^{\circ}50'40''$ East 190.94 feet along said Southerly right-of-way line to the Northwesterly corner of Lot 101 - Ellison Park Estates Phase 1, Layton City, Davis County, Utah; thence South $00^{\circ}11'10''$ West 496.47 feet along said Westerly subdivision line; thence West 116.28 feet; thence South 104.03 feet; thence West 849.01 feet; thence South 355.00 feet; thence West 148.93 feet; thence North $00^{\circ}00'44''$ East 726.00 feet; thence East 3.15 feet; thence North 26.00 feet; thence East 130.62 feet to a point of a non-tangent curvature; thence Northeasterly along the arc of a 27.50 foot radius curve to the left a distance of 7.73 feet (central angle equals $16^{\circ}06'20''$ and long chord bears North $81^{\circ}56'50''$ East 7.70 feet) to a point of non-tangency; thence North $09^{\circ}42'03''$ West 15.60 feet; thence North 169.34 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 23.60 feet (central angle equals $90^{\circ}09'20''$ and long chord bears North $45^{\circ}04'40''$ West 21.24 feet) to said Southerly right-of-way line of Gordon Avenue (1000 North Street) and the point of beginning. (aka the proposed The Park PRUD - Phase 1)

ALSO:

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly line of The Park - Phase 1, Layton City, Davis County, Utah, said point being 517.57 feet North $89^{\circ}50'40''$ East along the quarter section line, 268.47 feet South, 3.15 feet West, 371.00 feet South $00^{\circ}00'44''$ West and 148.85 feet East from the Northwest corner of said Section 19 and running thence along said Southerly line the following three (3) courses: (1) East 849.01 feet; (2) North 104.03 feet; and (3) East 116.28 feet to the Westerly line of Ellison Park Estates Phase 1, Layton City, Davis County, Utah; thence South $00^{\circ}11'10''$ West 703.53 feet along said Westerly line; thence South $89^{\circ}50'40''$ West 148.01 feet; thence North $00^{\circ}09'20''$ West 19.20 feet to a point of a non-tangent curve; thence Northwesterly along the arc of a 50.00 foot radius curve to the right a distance of 36.58 feet (Central Angle equals $41^{\circ}54'45''$ and Long Chord bears North $69^{\circ}11'58''$ West 35.77 feet) to a point of non-tangency; thence West 112.46 feet; thence North 155.00 feet; thence West 817.99 feet; thence North $00^{\circ}00'44''$ East 58.00 feet; thence East 148.93 feet; thence North 355.00 feet to the point of beginning. (aka the proposed The Park PRUD - Phase 3)

Exhibit "B"

Permitted Exceptions
(attached to Special Warranty Deed)

Taxes for the year 2020, a lien not yet due and payable.

Charges and assessments levied by Layton City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, and North Davis Sewer District.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Claim, right, title or interest to water or water rights whether or not shown by the Public Records..

Agreement for Development of Land Between Layton City, a municipal corporation of the State of Utah and Gordon Street II LLC, dated March 26, 2019 and recorded April 12, 2019 as Entry No. 3153374 in Book 7240 at Page 509 of the Public Records of the County of Davis, State of Utah ("Public Records"). First Amendment to The Development Agreement between CW The Park, LLC and Layton City, recorded December 4, 2019 as Entry No. 3208602 in Book 7401 at Page 983 of the Public Records.

Subject to the following matters disclosed on that certain survey prepared by McNeil Engineering, having been certified under the date of August 12, 2019, as Job No. 19381, by David B. Draper, a Professional Land Surveyor holding License No. 6861599:

- a. Existing fences not located on boundary lines
- b. Existing ponds.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements recorded 1.28.20 as Entry No. 1 in Book 7459 at Page 8411 of the Public Records. 8230424

Easement in favor of Layton City Corporation a body politic of the State of Utah for culinary water, storm drain, land drain, and sanitary sewer lines and incidental purposes, by instrument recorded February 19, 2020, as Entry No. 3227250, in Book 7452, at Page 353 of the Public Records.

Easements, terms, and conditions of that certain Memorandum of Joint Development Agreement and Grant of Easements, recorded 1.28.20 as Entry No. 1 in Book 7459 at Page 3398 of the Public Records. 8230423

Notice of Reinvestment Fee Covenant in favor of The Park Master Association, Inc., dated 2.29, 2020 and recorded 1.28.20, 2020 as Entry No. 8230432 in Book 7459 at Page 3488 of the Public Records.