

When recorded, return to:  
Grantee – Diamond Ranches  
Attn: John Diamond  
3269 W. 1800 N  
Clinton, UT. 84015

## SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, RICHMOND AMERICAN HOMES OF UTAH, a Colorado corporation ("Grantor"), conveys to DIAMOND RANCHES, LLC, a Utah limited liability company ("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 Exhibit A, attached hereto and incorporated herein by this reference;

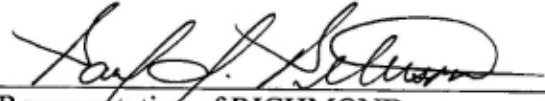
Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other.

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

It is the intent of the parties that, pursuant to Utah Code Ann. Section 57-1-45, the transfer contemplated by this Special Warranty Deed shall not effectuate a subdivision or create any new tax parcels, but that the Property shall be removed from Tax Parcel Number 12-046-0147 and become a part of Tax Parcel Number 12-046-0088. As such, the parties agree that the new boundary line between the two affected tax parcels shall be the line described in Exhibit B, attached hereto and incorporated herein by this reference.

[SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW]

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of July, 2019

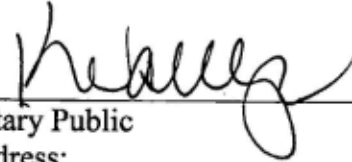


Representative of RICHMOND  
AMERICAN HOMES OF UTAH, INC.  
Printed Name: PAUL J. PETERSON  
Title: DIVISION PRESIDENT

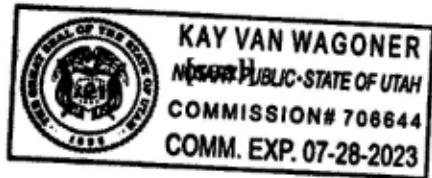
STATE OF UTAH )  
COUNTY OF DAVIS )ss.

Subscribed and sworn to before me on this 29<sup>th</sup> day of JULY, 2019, by  
Paul J. Peterson

WITNESS MY HAND and official seal.



Notary Public  
Address:



**EXHIBIT A**

(Property Legal Description)

A portion of that Real Property described in Deed Entry No. 3048507 of the Official Records of Davis County, located in the SW1/4 of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 3065729 of the Official Records of Davis County, said point being on the easterly extension of a fence line, located S00°14'13"W along the 1/4 Section line 42.59 feet and N89°45'47"W 43.00 feet from the Center 1/4 Corner of Section 7, T.4N., R.2W., S.L.B.&M.; thence S89°55'33"W along said extension and fence line thereof 857.78 feet to a fence corner, said fence corner also being on the Westerly line of that Real Property described in Deed Entry No. 3048507 of the Official Records of Davis County; thence N10°01'47"W along said deed, fence and extension thereof 11.17 feet to the Northwest corner of said deed; thence S89°58'12"E along said deed 859.77 feet to the Westerly line of said Real Property described in Deed Entry No. 3065729 of the Official Records of Davis County; thence S00°14'13"W along said deed 9.44 feet to the point of beginning.

**Exhibit B**

(Description of new boundary line)

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 3065729 of the Official Records of Davis County, said point being on the easterly extension of a fence line, located S00°14'13"W along the 1/4 Section line 42.59 feet and N89°45'47"W 43.00 feet from the Center 1/4 Corner of Section 7, T.4N., R.2W., S.L.B.&M.; thence S89°55'33"W along said extension and fence line thereof 857.78 feet to a fence corner being the point of terminus, said fence corner also being on the Westerly line of that Real Property described in Deed Entry No. 3048507 of the Official Records of Davis County.