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BK 7385 PG 1388

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/7/2019 3:42:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Toll Southwest, LLC
c/o Toll Bros., Inc.
250 Gibraltar Road
Horsham, PA 19044
Attn.: Jeffrey Calcagni, Esq.
Tax Parcel Nos. 01-506-0101 and 01-506-0102

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SPECIAL WARRANTY DEED

DRP UT 1, LLC, a Delaware limited liability company ("**Grantor**") hereby conveys and warrants against all who claim by, through, or under Grantor, but against no others, to TOLL SOUTHWEST LLC, a Delaware limited liability company ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the following real property located in Davis County, Utah, subject to all matters set forth in **Exhibit B** hereto:

*See **Exhibit A** attached hereto and incorporated by reference for property description.*

[REMAINDER OF PLAGE LEFT BLANK INTENTIONALLY]

EXHIBIT A

Legal Description of Property

Lot Nos. 101 and 102, THE RIDGE SUBDIVISION P.U.D., according to the official plat thereof as recorded in the office of the Davis County Recorder on September 10, 2019 as Entry No. 3185812 in Book 7343 at Page 740.

Tax Id No.: 01-506-0101 and 01-506-0102

EXHIBIT B

Permitted Exceptions

The conveyance of the real property described in **Exhibit A** is subject to the following exceptions: (a) applicable real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both; (b) applicable reservations in patents, water rights, claims or title to water and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other matters now of record; (c) any applicable matters shown on the final plat for the property; (d) any lien or encumbrance relating to general or special assessments levied against the property by any federal, state or local governmental or quasi-governmental entity or agency; (e) any matters existing for any reason other than the act (but not the mere omission) of Grantor that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property; (f) any encumbrances or other matters of record now existing for any reason other than the act (but not the mere omission) of Grantor; and (g) any matter required by a governmental or quasi-governmental authority in connection with the continued use, development, maintenance or construction of the property.