

RECORDING REQUESTED BY &  
WHEN RECORDED, MAIL TO:

BRC ADG JV Heber, LLC  
Attn: R. Roman Groesbeck  
166 East 14000 South, Suite 210  
Draper, Utah 84020

Affecting Tax Parcel No.: 00-0021-5173

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*(space above for Recorder's use)*

**SPECIAL WARRANTY DEED**

WADSWORTH DBURBAN HEBER, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, to BRC ADG JV HEBER, LLC, a Utah limited liability company, whose address is 166 E. 14000 S., Suite 210, Draper, UT 84020, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

**See Exhibit A attached hereto and incorporated by reference herein.**

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO (i) taxes and assessments not yet due and payable and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions and agreements of record.

*[Signature and Acknowledgment Follows]*

**ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27<sup>th</sup> day of August, 2021.

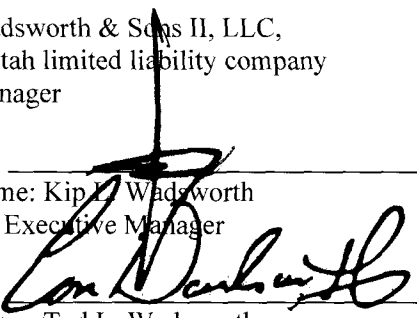
**GRANTOR:**

WADSWORTH DBURBAN HEBER, LLC,  
a Utah limited liability company

By: Wadsworth Heber, LLC,  
a Utah limited liability company  
Its: Manager

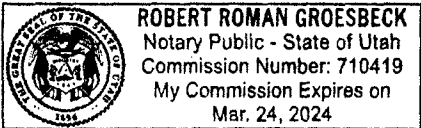
By: Wadsworth & Sons II, LLC,  
a Utah limited liability company  
Its: Manager


By: \_\_\_\_\_  
Name: Kip L. Wadsworth  
Its: Executive Manager

By:   
Name: For L. Wadsworth  
Its: Operations Manager

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

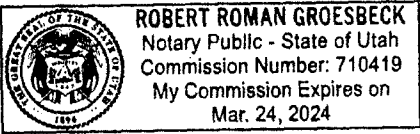
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2021, by Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

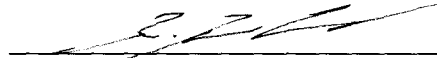


  
\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2021, by Con L. Wadsworth, Operations Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.



  
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NOTARY PUBLIC

**EXHIBIT A**

(Legal Description)

Lot 2, TURNER MILL MASTER SUBDIVISION PLAT, according to the official plat thereof, as filed in the office of the Wasatch County Recorder, State of Utah, recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807.