

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:  
Toll Southwest, LLC  
8767 East Via de Ventura  
Suite 390  
Scottsdale, AZ 85258

13486656  
12/7/2020 4:31:00 PM \$40.00  
Book - 11075 Pg - 3318-3320  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcels: 26-26-251-008 and 26-26-401-011

(Space Above For Recorder's Use)

### SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company ("Grantor") hereby conveys and warrants to Toll Southwest LLC, a Delaware limited liability company whose address is 8767 East Via de Ventura, Suite 390, Scottsdale, AZ 85258 ("Grantee"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Salt Lake, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, subject, however, to current real property taxes and assessments for calendar year 2020 and also subject to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

Dated this 7th day December, 2020.

**GRANTOR:**

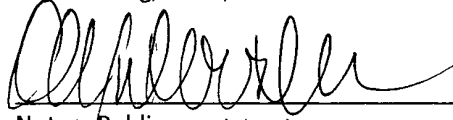
FORT HERRIMAN CROSSING, L.L.C.,  
a Utah limited liability company

By:   
Kirk Young  
Manager

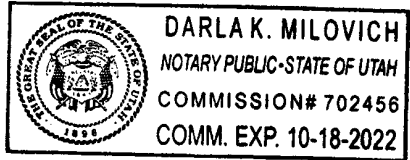
CTHA 136642-DMF

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

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2020 by Kirk Young, in his capacity as Manager of Fort Herriman Crossing, L.L.C., a Utah limited liability company, for and on behalf of said company.

  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake County

My Commission Expires:  
10/18/22



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

**PARCEL 1:**

Beginning at a point North 89°59'00" West 1,742.83 feet along the section line and South 2,228.43 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'53" East 644.37 feet; thence South 89°58'07" West 278.00 feet; thence North 00°01'53" West 661.17 feet; thence Southeasterly 219.29 feet along the arc of a 350.00 foot radius curve to the right (center bears South 15°08'48" East and the chord bears South 87°11'52" East 215.72 feet with a central angle of 35°53'52"); thence Southeasterly 63.59 feet along the arc of a 120.00 foot radius curve to the left (center bears North 20°45'04" East and the chord bears South 84°25'45" East 62.85 feet with a central angle of 30°21'38") to the point of beginning. (aka proposed Big Bend Park Phase 10)

**PARCEL 2:**

Beginning at a point being North 89°59'00" West 1,742.48 feet along the section line and South 2,872.81 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'53" East 683.02 feet; thence South 89°57'57" West 278.00 feet; thence North 00°01'53" West 683.03 feet; thence North 89°58'07" East 278.00 feet to the point of beginning. (aka proposed Big Bend Park Phase 11)