

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.: 00-0021-5172

CT-125060-CAH

(space above for Recorder's use)

SPECIAL WARRANTY DEED

MEGCO PARTNERS LLC, an Arizona 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 taxes and assessments not yet due and payable, and those certain permitted exceptions described on Exhibit B attached hereto and incorporated by reference herein.

[Signature and Acknowledgment Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30 day of August, 2021.

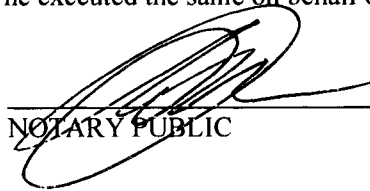
GRANTOR:

MEGCO PARTNERS LLC,
an Arizona limited liability company

By: Margaret Gooch
Name: Margaret Gooch
Its: Manager

STATE OF Utah)
 : ss.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 30th day of August, 2021, by Margaret Gooch, Manager of MEGCO PARTNERS LLC, an Arizona limited liability company, and acknowledged to me that he executed the same on behalf of said entity.



NOTARY PUBLIC

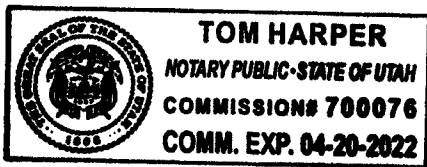


EXHIBIT A

(Legal Description)

Lot 1, 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.

EXHIBIT B

(Permitted Exceptions)

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 00-0021-5172.
10. The herein described Land is located within the boundaries of Heber City, Heber Valley Special Service District, Wasatch County Fire Protection Special Service District, Wasatch County Park and Recreation Special Service District No. 2, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

11. 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Intentionally deleted.
14. Notice of Interest wherein Wasatch County Special Service Area No. 1 has an unrecorded easement across said Land by virtue of an Easement Agreement between Turner Building Supply Inc. and Wasatch County Special Service Area No. 1 dated December 15, 1998, recorded April 26, 1999 as Entry No. 213299 in Book 421 at Page 465.

Notice of Location of Easement, dated April 6, 2006 and recorded August 8, 2006 as Entry No. 305755 in Book 879 at Page 783.

Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way in favor of Central Utah Water Conservancy District, a body corporate and politic of the State of Utah, dated April 13, 2015 and recorded April 28, 2015 as Entry No. 411327 in Book 1128 at Page 164.

15. Intentionally deleted.
16. Easements, notes and restrictions as shown on the plat for Turner Mill Master Subdivision, recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807.
17. Intentionally deleted.
18. Intentionally deleted.
19. Intentionally deleted.
20. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of August 9, 2021, as Project No. 9425G, by Patrick M. Harris, a Registered Land Surveyor holding License No. 286882:
 - a. Intentionally deleted by Title Company.
 - b. Intentionally deleted by Title Company.
21. Intentionally deleted.
22. Subdivision Agreement and Covenant Running with the Land by and between Heber City and Wadsworth dbUrban Heber, LLC, a Utah limited liability company dated August 25, 2020 and recorded August 28, 2020 as Entry No. 483558 in Book 1309 at Page 808.