

312/4

WHEN RECORDED MAIL TO:  
Century Land Holdings of Utah, LLC  
2989 Maple Loop Drive, Ste 110  
Lehi, UT 84043



ENT 133426:2021 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 30 1:45 pm FEE 312.00 BY AS  
RECORDED FOR COTTONWOOD TITLE

## SPECIAL WARRANTY DEED

Tax Parcels: 34-694-0101 through 34-694-0162, inclusive  
34-695-0163 through 34-695-0231, inclusive  
34-696-0101 through 34-696-0126, inclusive  
34-697-0413 through 34-694-0418, inclusive  
13-069-0014, 13-069-0015, 13-068-0013, 13-068-0010, 13-068-0011, 13-069-0018,  
13-069-0017, 13-069-0013, 35-280-0007, 45-221-0005, 45-221-0013 & 35-280-0004

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

Century Land Holdings of Utah, LLC  
2989 Maple Loop Drive, Suite 110  
Lehi, Utah, 84043

Tax Parcel/Serial Nos.:  
A portion of APNs 13-068-0010, 13-068-0011, 13-068-0013,  
13-069-0013, 13-069-0014, 13-069-0015,  
13-069-0017, and 13-069-0018

**SPECIAL WARRANTY DEED**

Blue Peak Holdings, LLC, a Utah limited liability company, Grantor, of Lehi, Utah, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all persons and entities claiming by, through or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, whose mailing address is 2989 Maple Loop Drive, Suite 110, Lehi, Utah, 84043, the following described real property which is located in Utah County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 28 day of July, 2021.

Blue Peak Holdings, LLC  
a Utah limited liability company

By: [Signature]  
Name: JACOB M HORAN  
Title: MANAGER

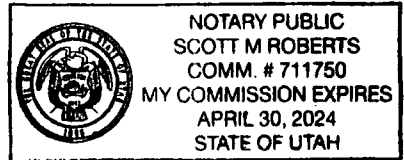
State of Utah )  
                                  :SS  
County of Utah )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 2021, by Jacob M. Horan, in his capacity as Trustee of the JMH Inheritor's Trust, which entity is named as Manager of Blue Peak Holdings, LLC, a Utah limited liability company.

[Signature]  
Notary Public  
Residing at: Lahi, UT

My commission expires:  
4/30/24

[EXHIBIT "A" FOLLOWS]



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

**PARCEL 1:**

Lots 101 through 162, inclusive, AF CROSSINGS PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128395:2021, Map Filing #17813 in the office of the Utah County Recorder.

**PARCEL 2:**

Lots 163 through 231, inclusive, AF CROSSINGS PLAT "B", according to the official plat thereof recorded July 21, 2021 as Entry No. 128396:2021, Map Filing #17814 in the office of the Utah County Recorder.

**PARCEL 3:**

Lots 413 through 418, inclusive, AF CROSSINGS PLAT "G", according to the official plat thereof recorded July 28, 2021 as Entry No. 132057:2021, Map Filing No. 17825 in the office of the Utah County Recorder.

**PARCEL 4:**

Lots 101, 102, 103, 104, 105A, 105B, 106, 107A, 107B and 108, AF 10 PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128397:2021, Map Filing #17815 in the office of the Utah County Recorder.