



ENT 117971:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 01 4:10 pm FEE 40.00 BY SA
RECORDED FOR COTTONWOOD TITLE

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

CND -Resources, LLC
1111 North Post Oak Road
Houston, Texas 77055

CT-121394-CAF
Tax Parcel Identification Numbers: See Exhibit A

(Above Space for Recorder's Use Only)

Prior parcels 12-004-0024

SPECIAL WARRANTY DEED

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“Grantor”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto **CND-RESOURCES, LLC**, a Texas limited liability company (“Grantee”), whose address is 1111 North Post Oak Road, Houston, Texas 77055, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

The foregoing conveyance is subject to (i) those exceptions set forth on Exhibit “B” attached hereto; (ii) real estate taxes not yet due and payable; (iii) any matter arising by, through or under Grantee; (iv) any matter shown or otherwise reflected on the surveys of the Real Property previously provided to Grantee; and (v) any matter recorded against the Real Property in connection with the development of the Real Property pursuant to Plat D Ridgeview, Planned Unit Development, according to the official plat thereof, recorded June 14, 2021, in the office of the Utah County Recorder.

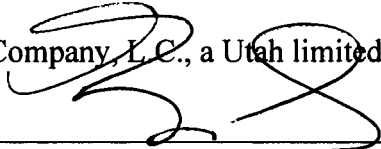
[Signature on following page]

WITNESS, the hand of said Grantor, this 1st day of July, 2021.

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company, by its manager

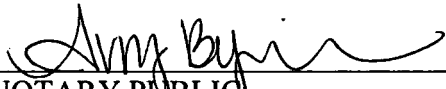
The Boyer Company, L.C., a Utah limited liability company

By:

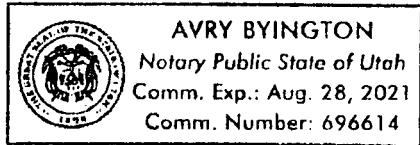

Name: BRIAN GOCHMOUR
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On the 1 day of July, 2021, personally appeared before me Brian Gochmour, who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.


NOTARY PUBLIC
Residing at: Davis County

My Commission Expires: 8/28/2021



**EXHIBIT "A"
TO
SPECIAL WARRANTY DEED**

(Legal Description of Property)

THE FOLLOWING PROPERTY LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

All of Lots 232 through 241, inclusive, and 251 through 279, inclusive, of RIDGEVIEW PLAT "D", Planned Unit Development, according to the official plat thereof recorded June 14, 2021 as Entry No. 108372:2021 in the Utah County Recorder's office.

PARCEL 1A:

An easement for the nonexclusive use and enjoyment of the Common Area and Facilities, as set forth and defined in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview recorded June 22, 2021 as Entry No. 111864:2021 in the office of the Utah County Recorder.

Tax Parcel No. Not Yet Assessed

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. Taxes for the year 2021 are accruing as a lien not yet due and payable under previous Parcel No. 12-004-0026. (covers this and other land)

Taxes for the year 2020 were not assessed under previous Parcel No. 12-004-0017 because of ownership by a tax-exempt entity. (covers this and other land)

Taxes for the year 2020 were not assessed under previous Parcel No. 12-004-0018 because of ownership by a tax-exempt entity. (covers this and other land)

NOTE: Taxes for the year 2022 will be assessed under Parcel No. NOT YET ASSESSED.

2. The herein described Land is located within the boundaries of Highland City, North Utah County Water Conservancy District, Timpanogos Special Service District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.
3. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Easements, notes and restrictions as shown on the recorded plat of Ridgeview Plat "D" recorded June 14, 2021 as Entry No. 108372:2021.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview recorded June 22, 2021 as Entry No. 111864:2021, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

CND-Resources, LLC
1111 North Post Oak Road
Houston, Texas 77055

CT-123004-CAF
Tax Parcel Identification Numbers: See Exhibit A

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“**Grantor**”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto **CND-RESOURCES, LLC**, a Texas limited liability company (“**Grantee**”), whose address is 1111 North Post Oak Road, Houston, Texas 77055, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

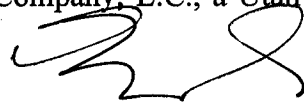
The foregoing conveyance is subject to (i) those exceptions set forth on Exhibit “B” attached hereto; (ii) real estate taxes not yet due and payable; (iii) any matter arising by, through or under Grantee; (iv) any matter shown or otherwise reflected on the surveys of the Real Property previously provided to Grantee; and (v) that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview recorded June 22, 2021 as Entry No. 111864:2021.

[Signature on following page]

WITNESS, the hand of said Grantor, this 17 day of December, 2021.

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company



By: _____
Name: BRIAN GOCHNOUR
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake; ss.

On the 17 day of December, 2021, personally appeared before me Brian Gochnour who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.

Amy Bapin

NOTARY PUBLIC
Residing at: Davis County

My Commission Expires: 8/28/2025

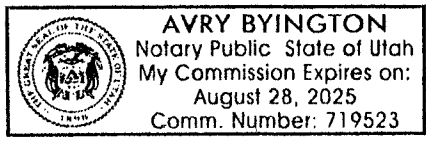


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

THE FOLLOWING PROPERTY LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lots 201 through 231, inclusive, RIDGEVIEW PLAT "C", Planned Unit Development, according to the official plat thereof, as recorded in the office of the Utah County Recorder, State of Utah.

ALSO:

Lots 242 through 250, inclusive, RIDGEVIEW PLAT "D", Planned Unit Development, according to the official plat thereof, as recorded in the office of the Utah County Recorder, State of Utah.

Tax ID
Nos.:

51-690-0201, 51-690-0202, 51-690-0203, 51-690-0204, 51-690-0205, 51-690-0206,
51-690-0207, 51-690-0208, 51-690-0209, 51-690-0210, 51-690-0211, 51-690-0212,
51-690-0213, 51-690-0214, 51-690-0215, 51-690-0216, 51-690-0217, 51-690-0218,
51-690-0219, 51-690-0220, 51-690-0221, 51-690-0222, 51-690-0223, 51-690-0224,
51-690-0225, 51-690-0226, 51-690-0227, 51-690-0228, 51-690-0229, 51-690-0230,
51-690-0231, 51-691-0242, 51-691-0243, 51-691-0244, 51-691-0245, 51-691-0246,
51-691-0247, 51-691-0248, 51-691-0249 and 51-691-0250

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2022, a lien not yet due and payable.
10. Intentionally deleted by Title Company.
11. Intentionally deleted by Title Company.
12. The herein described Land is located within the boundaries of Highland City, North Utah County Water Conservancy District, Timpanogos Special Service District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.
13. 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.
14. Claim, right, title or interest to water or water rights whether or not shown by the public records.
15. Intentionally deleted by Title Company.
16. Intentionally deleted by Title Company.
17. Intentionally deleted by Title Company.
18. Intentionally deleted by Title Company.

19. Easements, notes and restrictions as shown on the recorded plat for Ridgeview Plat "C" recorded June 14, 2021 as Entry No. 108371:2021 and Ridgeview Plat "D", recorded June 14, 2021 as Entry No. 108372:2021.
20. Intentionally deleted by Title Company.
21. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview recorded June 22, 2021 as Entry No. 111864:2021, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
22. Notice of Reinvestment Fee Covenant in favor of The Ridgeview Master Association, dated July 1, 2021 and recorded July 13, 2021 as Entry No. 123785:2021.

Amended Notice of Reinvestment Fee Covenant recorded October 27, 2021 as Entry No. 183206:2021.

Amended Notice of Reinvestment Fee Covenant recorded November 19, 2021 as Entry No. 195064:2021.
23. Easement and Maintenance Cost Sharing Agreement between the Ridgeview Master Association, a Utah nonprofit corporation and the Ridgeview Townhomes Homeowners Association, Inc., a Utah nonprofit corporation dated July 7, 2021 and recorded July 15, 2021 as Entry No. 125145:2021.