

WHEN RECORDED, MAIL TO:

Destination Homes, Inc.
67 S. Main Street
Suite 300
Layton, Utah 84041

Tax Parcel No.: 39:310:0111
FATCO NCS - 968316-111

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, with an address of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to DESTINATION HOMES, INC., a Utah corporation, as Grantee, with an address of 67 S. Main Street, Suite 300, Layton, Utah 84041, the real property located in Utah County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Lots and/or a careful inspection of the Lots would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Lots or extract minerals or other substances from the Lots above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Lots in connection with the rights reserved herein.

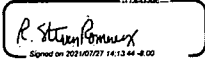
B39AB829-C42B-40B8-A7C9-3B6ED900483F --- 2021/07/27 12:41:00 - 8:00 --- Remola Notary

4840-0654-6419



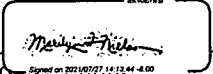
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of its recording.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

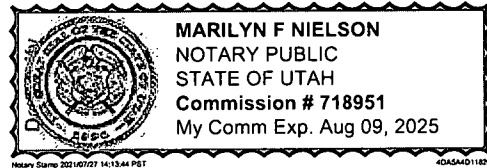
By: 
Name: R. Steven Romney
Its: President *RS*

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

On this 27 day of July, 2021, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.


Notary Public

The principal taking the oath and signing the document, R. Steven Romney, appeared remotely using audio/video communication technology approved by the State of Utah.



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Exhibit A

(Real Property)

Lot 111 of Founders at Beacon Pointe Plat A recorded on March 3, 2020, as Entry No. 27310:2020, Map 16979, in the Official Records of the Utah County Recorder's Office.

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Special Warranty Deed - Destination Lot 111.pdf

DocVerify ID: B39AB829-C42B-40B8-A7C9-3B6ED900483F
 Created: July 27, 2021 12:41:00 -8:00
 Pages: 3
 Remote Notary: Yes / State: UT

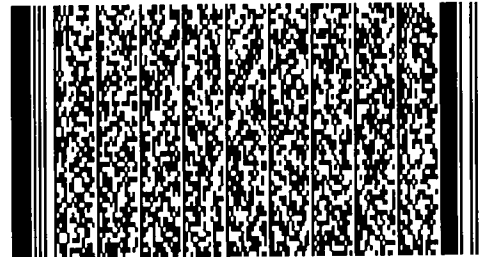
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E-Signature Summary

E-Signature 1: R. Steven Romney (RSR)
 July 27, 2021 14:13:44 -8:00 [DF73B5EF033C] [136.36.92.97]
 romneys@slreserve.com (Principal) (Personally Known)

E-Signature Notary: Marilyn F. Nielson (MFN)
 July 27, 2021 14:13:44 -8:00 [4DA5A4D11826] [216.49.186.120]
 nielsonm@slreserve.com
 I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



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