

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58-035-0131
FAT NCS-847549PH7

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, 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 Property and/or a careful inspection of the Property 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) 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 Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]

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

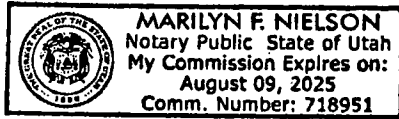
GRANTOR:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: *David Cannon*
Name: David Cannon
Its: President *DC*

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

On this 26 day of September 2022, before me personally appeared David Cannon, 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.



Marilyn F. Nielson
Notary Public

EXHIBIT A**Legal Description of the Property**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way Line of Riverside Drive and the North Right-of-Way of Pony Express Parkway, said point also being a point on a 138.500 foot radius non tangent curve to the right, (radius bears North 64°54'31" West, Chord: South 52°40'19" West 128.250 feet), said point that lies North 89°57'40" West 1235.726 feet along the Section Line and North 2756.002 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Pony Express Parkway the following (3) courses: 1) along the arc of said curve 133.340 feet through a central angle of 55°09'40"; 2) North 89°59'57" West 108.500 feet to a point on a 1080.500 foot radius tangent curve to the left, (radius bears South 00°00'03" West, Chord: South 89°29'00" West 19.520 feet); 3) along the arc of said curve 19.520 feet through a central angle of 01°02'06"; thence North 486.651 feet; thence West 409.257 feet to a point on a 41.500 foot radius tangent curve to the left, (radius bears South, Chord: South 44°59'58" West 58.690 feet); thence along the arc of said curve 65.189 feet through a central angle of 90°00'03"; thence South 89°59'57" West 29.500 feet; thence North 00°00'03" West 181.001 feet; thence West 604.103 feet to the East Right-of-Way Line of Redwood Road; thence along said Redwood Road the following (4) courses: 1) North 00°02'14" East 339.841 feet; 2) North 00°24'29" West 173.550 feet; 3) North 01°17'53" West 173.550 feet; 4) North 01°03'25" West 76.857 feet; thence North 51°16'00" East 149.056 feet; thence East 420.305 feet; thence South 110.000 feet; thence East 54.148 feet; thence North 110.000 feet; thence East 515.000 feet; thence South 387.000 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.030 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'11" East 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence South 89°59'37" East 4.034 feet to said Riverside Drive; thence along said Riverside Drive South 00°00'13" West 1018.217 feet to the point of beginning.

Property contains 28.488 acres.