

**WHEN RECORDED MAIL TO, AND
MAIL TAX NOTICE TO GRANTEE:**

AMH Development, LLC
Attn: Sam Barlow and Helen Cho
23975 Park Sorrento, Suite 300
Calabasas, California 91302

CT-143951-CA2

01173887 B: 2694 P: 1680

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Rhonda Francis Summit County Recorder

09/24/2021 08:44:02 AM Fee \$216.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Space Above for County Recorder's Use

Tax Parcel ID Nos.: SCVC-2-1

SPECIAL WARRANTY DEED

LIBERTY CAPITAL LENDING, LLC, a Utah limited liability company (“Grantor”), of Summit County, Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to **AMH DEVELOPMENT, LLC**, a Delaware limited liability company (“Grantee”), having an address of 23975 Park Sorrento, Suite 300, Calabasas, California 91302, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the “Property”)

SUBJECT TO (i) the matters identified and listed on the attached Exhibit B; (ii) and the Tract Declaration of Covenants, Conditions and Restrictions recorded against the Property.

Witness the hand of said Grantor on the 21 day of September, 2021.

GRANTOR:

LIBERTY CAPITAL LENDING, LLC,
a Utah limited liability company

By: 

Matthew J. Lowe, Manager

ACKNOWLEDGMENT

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

The foregoing Special Warranty Deed was acknowledged before me this 21 day of September, 2021, by Matthew J. Lowe, the Manager of Liberty Capital Lending, LLC, a Utah limited liability company.

Michael P Chabries

NOTARY PUBLIC



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 17, 18, 19, 21, 22, 23, 24, 25, 27, 28, 30, 31, 32, 33, 35, 36, 37, 39, 40, 42, 45, 48, 52, 53, 54, 55, 56, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 80, 81, 82, 83, 84, 86, 87, 88, 89, 92, 93, 94, 95, 96, 97, 98, 99, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, and 124, ELK SPRINGS AT SILVER CREEK VILLAGE SUBDIVISION, according to the official plat thereof, as recorded in the office of the Summit County Recorder, State of Utah, on September 7, 2021 as Entry No. 1172565 in the office of the Summit County Recorder, State of Utah.

**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. SCVC-2-1. (covers this and other land).
2. The herein described Land is located within the boundaries of Summit County, Weber Basin Water Conservancy District, Snyderville Basin Water Reclamation District, Park City Fire Service District, Mountain Regional Water Special Service District, Summit County Mosquito Abatement District, Summit County Special Service District No. 1, Snyderville Basin Recreation District, Snyderville Basin Recreation District Bond, 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 Property, 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 for Silver Creek Village Center Lot 2 Subdivision, recorded November 26, 2018 as Entry No. 1102101.
Easements, notes and restrictions as shown on the recorded plat for Elk Springs at Silver Creek Village Center Subdivision recorded September 7, 2021 as Entry No. 1172565.
6. Right-of-Way in favor of Silver Creek Irrigation Company, a mutual association for an open ditch used to convey water from various springs and water sources and incidental purposes, by instrument recorded October 29, 1985, as Entry No. 240947, in Book 359, at Page 559. (exact location not disclosed).
7. Public Trail Easement Agreement by and between Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen and Snyderville Basin Special Recreation District, a Utah political subdivision recorded April 7, 2017 as Entry No. 1066999 in Book 2404 at Page 732.
Amended August 28, 2017 as Entry No. 1076300 in Book 2425 at Page 597.
8. Ordinance No. 692 Establishing Requiring the Lower Silver Creek Soils Temporary Overlay Zone to Inform the Citizens and Property Owners of the Presence of Impaired Soils and Water and to Require Soils Study and Remediation, recorded April 1, 2008 as Entry No. 841135 in Book 1922 at Page 1243.

9. Ordinance No. 837 for Silver Creek Village Center Specially Planned Area Zone Designation, recorded June 22, 2015 as Entry No. 1021823 in Book 2300 at Page 102.

10. Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared Infrastructure by and between Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Kennedy Larsen, an individual, dated September 27, 2012 and recorded May 19, 2014 as Entry No. 995381 in Book 2240 at Page 1245.

Restated Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared Infrastructure by and between Village Development Group, Inc., a Utah corporation and CW Larsen Village, LLC, a Utah limited liability company, dated April 19, 2017 and recorded April 20, 2017 as Entry No. 1067699 in Book 2406 at Page 97.

11. Development Agreement for the Silver Creek Village Specially Planned Area by and between Summit County, a political subdivision of the State of Utah and Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen, dated August 4, 2015 and recorded August 6, 2015 as Entry No. 1025271 in Book 2307 at Page 1549.

Notice of Forbearance Agreement by and among Summit County, a political subdivision of the State of Utah, Liberty Capital Lending, LLC and Village Development Group, Inc., a Utah corporation, dated August 5, 2017 and recorded November 21, 2017 as Entry No. 1081984 in Book 2438 at Page 1921.

Notice of Technical Modifications to Development Agreement for the Silver Creek Village Specially Planned Area recorded August 12, 2020 as Entry No. 1138752 in Book 2590 at Page 199.

First Amendment to Development Agreement for the Silver Creek Village Specially Planned Area recorded September 25, 2020 as Entry No. 1142747 in Book 2602 at Page 982.

Notice of Technical Modification to Development Agreement for the Silver Creek Village Specially Planned Area recorded April 30, 2021 as Entry No. 1162551 in Book 2661 at Page 398.

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for Silver Creek Village recorded April 20, 2017 as Entry No. 1067652 in Book 2405 at Page 1721.

Amended September 18, 2018 as Entry No. 1098454 in Book 2479 at Page 360.

Amended November 7, 2018 as Entry No. 1101270 in Book 2486 at Page 7.

Amended December 27, 2019 as Entry No. 1124428 in Book 2547 at Page 982.

Amended February 20, 2020 as Entry No. 1127523 in Book 2555 at Page 1671.

13. Notice of Reinvestment Fee Covenant in favor of Silver Creek Village Owners Master Association, recorded April 20, 2017 as Entry No. 1067700 in Book 2406 at Page 122.

14. Development Improvements Agreement by and between Summit County, a political subdivision of the State of Utah and Village Development Group Inc., a Utah Corporation, dated June 22, 2018 and recorded May 30, 2019 as Entry No. 1111772 in Book 2511 at Page 189.

15. Workforce Housing Agreement by and between Summit County, a Utah political subdivision and Village Development Group Inc., a Utah corporation dated August 25, 2021 and recorded September 7, 2021 as Entry No. 1172566 in Book 2690 at Page 1668.

16. Workforce Housing Agreement by and between Summit County, a Utah political subdivision and Village Development Group Inc., a Utah corporation dated August 25, 2021 and recorded September 7, 2021 as Entry No. 1172567 in Book 2690 at Page 1681.