

WHEN RECORDED, RETURN TO:

AG EHC II (LEN) MULTI STATE 2, LLC  
c/o Essential Housing Asset Management LLC  
8585 E. Hartford Drive, Suite 118  
Scottsdale, Arizona 85255

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MAIL TAX STATEMENTS TO:

LENNAR HOMES OF UTAH, LLC  
111 E. Segoe Lily Drive, Suite 150  
Sandy, Utah 84070  
Attn: Seth Townsend

Tax Parcel Nos.: 70-008-3025 THROUGH 70-008-3048; 70-008-3093 THROUGH 70-008-3116; 70-009-3117 THROUGH 70-009-3140; AND 70-009-3165 THROUGH 70-009-3211

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### SPECIAL WARRANTY DEED

*(Parkway Fields, Utah)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (“**Grantor**”), hereby grants and conveys to AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company (“**Grantee**”), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ, that certain real property situated in Utah County, Utah described as follows (the “**Property**”):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPT all oil, gas and other minerals as reserved in Patents from the United States of America or any other applicable governing authority.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, tenements, hereditaments, appurtenances, remainders, rents, issues, profits and royalties therefrom in anyway belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), (b) all applicable zoning ordinances, building codes, laws and regulations, (c) reservations in patents, water rights, claims or titles to water (d) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument, (e) all documents establishing or relating to the project of which the Property is a portion, including any matter shown on the plat of the Property, (f) any matter arising in connection with any action or omission of Grantee or its employees, contractors, agents, or representatives, and any other matter not caused by the act or authorization of Grantor, and (g) any matter or circumstance that would be disclosed by an accurate ALTA/NSPS survey or physical inspection of the Property; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

EXECUTED this 27<sup>th</sup> day of February, 2024.

**Grantor:**

LENNAR HOMES OF UTAH, LLC  
a Delaware limited liability company

By: [Signature]

Name: Bryson Fish

Title: Vice President

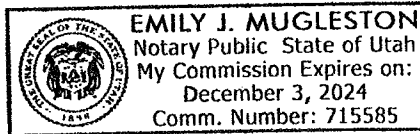
STATE OF UTAH )  
 )ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me by on February 27<sup>th</sup>, 2024, by Bryson Fish, the Vice President of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company.

[Signature]  
Notary Public  
Residing at: Spring UT

My Commission Expires:

12/3/2024



**EXHIBIT A TO SPECIAL WARRANTY DEED**

**Legal Description of the Property**

(Tax Parcels: 70-008-3025 THROUGH 70-008-3048 AND 70-008-3093 THROUGH 70-008-3116)

LOTS 3025 THROUGH 3048 AND 3093 THROUGH 3116, PLAT 1, PARKWAY FIELDS, PHASE C SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OR RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

(Tax Parcels: 70-009-3117 THROUGH 70-009-3140, 70-009-3165 THROUGH 70-009-3211)

LOTS 3117 THROUGH 3140 AND 3165 THROUGH 3211, PLAT 2, PARKWAY FIELDS, PHASE C SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.