

12822811  
8/2/2018 4:59:00 PM \$14.00  
Book - 10699 Pg - 6535-6537  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
PROVO LAND TITLE COMPANY  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Holland & Hart LLP  
222 South Main Street  
Suite 2200  
Salt Lake City, Utah 84101  
Attention: Carl W. Barton

PLT 73560

---

### SPECIAL WARRANTY DEED

---

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation ("**Grantor**"), with an address of 79 South Main Street, Suite 500, Salt Lake City, Utah, 84111, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to EDGE HOMES UTAH LLC, a Utah limited liability company ("**Grantee**"), with an address of 13702 South 200 West #B12, Draper, Utah, 84020, all right, title, and interest in and to the real property and all improvements thereon located in Salt Lake County, State of Utah, more particularly described below (the "**Property**"):

A portion of the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest corner of Phase 4, CREEK RIDGE ESTATES SUBDIVISION, according to the Official Plat thereof recorded in the Office of the Salt Lake County Recorder, located North 89°45'57" West along the Section line 1,638.49 feet from the Southeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°45'57" West along the Section line 960.67 feet; thence North 00°12'29" East 1,085.30 feet; thence North 89°55'27" East 950.24 feet to the Westerly line of Phase 3, CREEK RIDGE ESTATES SUBDIVISION, according to the Official Plat thereof recorded in the Office of the Salt Lake County Recorder; thence South 00°20'26" East along the West line of Phase 3 and Phase 4 of said CREEK RIDGE ESTATES SUBDIVISION 1,090.50 feet to the point of beginning.

(Proposed Creek Ridge West)

Being a portion of Tax Serial No. 26-27-200-002

TOGETHER WITH (i) all buildings, structures and improvements currently included thereon, and (ii) any and all easements, rights of way, and appurtenances running with or pertaining thereto; and

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants,

Edge Homes - SLR Herriman - Special Warranty Deed.DOCX

conditions, restrictions, obligations and liabilities as may appear of record, (iii) 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, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

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 (and shall not have the right) to use the Property or extract minerals or other substances from the Property above a depth of 250 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

*[SIGNATURE TO FOLLOW]*

Dated as of the 2nd day of August, 2018.

SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By: [Signature]  
Name: R. Steven Romney  
Title: PRESIDENT

STATE OF UTAH            )  
  )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on August 2, 2018 by R. Steven Romney, the President of SUBURBAN LAND RESERVE, INC., a Utah corporation.



[Signature]  
Notary Public

4834-2302-7054