



14058195 B: 11393 P: 9062 Total Pages: 3
12/30/2022 02:02 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN STSALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
Lennar Homes of Utah, LLC, a Delaware limited liability company
111 E. Segoe Lily Drive, Ste. 150
Sandy, Utah 84070
File Number: 2271860MT-3

SPECIAL WARRANTY DEED

Blue Fern Farms, LLC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

Lennar Homes of Utah, LLC, a Delaware limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

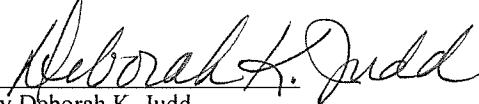
See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-17-100-022

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 29 day of December, 2022.

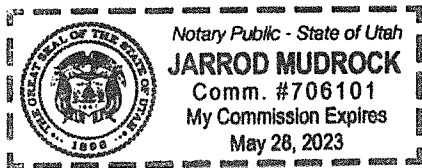
Blue Fern Farms, LLC, a Utah limited liability company


By Deborah K. Judd
Its Manager

STATE OF: Utah

COUNTY OF: Salt Lake

On this 29 day of December 2022, personally before me appeared Deborah K. Judd who proven on the basis of satisfactory evidence is the Manager of Blue Fern Farms, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



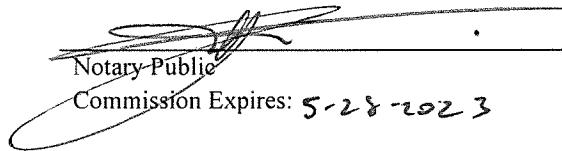

Notary Public
Commission Expires: 5-28-2023

EXHIBIT A

Parcel 1: LAND SWAP DESCRIPTION #4

A part of Government Lot 5 of Section 17, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the southwesterly right-of-way line of Mountain View Corridor (SR-85) as established by UDOT Project No. MP-0182(6), said point located S00°31'33"W 1,643.62 feet along the 1/4 Section line from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; running thence along the 1/4 Section line S00°31'33"W 101.65 feet; thence S89°07'29"W 218.83 feet; thence N38°09'58"E 216.87 feet to said southwesterly right-of-way line of Mountain View Corridor; thence along said right-of-way line, Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,250.00 feet (radius bears: N37°35'35"E) a distance of 107.89 feet through a central angle of 00°24'19" Chord: S52°36'35"E 107.89 feet to the point of beginning.

Parcel 1A:

Together with and Subject to a right of way being 25 feet on each side of the following described centerline; commencing at a point 53.334 rods North for the West Quarter corner and running East 160 rods.

Parcel 1B:

Together with and Subject to a right of way of over the East 50 feet of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter.

For Informational Purposes: TAX ID NO. 33-17-100-022