



14148451 B: 11442 P: 6837 Total Pages: 5
09/05/2023 08:12 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
DAI Springs, LLC
14034 South 145 East, Suite 204
Draper, Utah 84020

File Number: 2373193HM-1

SPECIAL WARRANTY DEED

LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (as successor-in interest by conversion to Lennar Homes of Utah, Inc., a Delaware corporation)

GRANTOR

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

DAI SPRINGS, LLC, a Utah 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: 33-17-176-002 and 33-17-176-005 and 33-17-400-021

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 2023 and thereafter.

Effective as of this 1 day of September 2023.

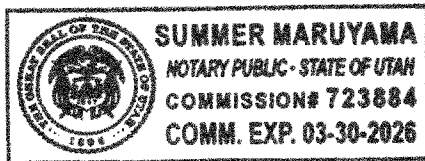
LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (as successor-in interest by conversion to Lennar Homes of Utah, Inc., a Delaware corporation)



By Bryson Fish, Division President

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 1 day of September 2023, personally before me appeared Bryson Fish who proven on the basis of satisfactory evidence is the Division President of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (as successor-in interest by conversion to Lennar Homes of Utah, Inc., a Delaware corporation), 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:

EXHIBIT A

File No.: 2373193HM

LEGAL DESCRIPTION

Parcel 1: (33-17-176-002)

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.

Parcel 2: (33-17-176-005)

A part of the 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 located S00°31'33"W 1,745.27 feet along the 1/4 Section line from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; thence running along the 1/4 Section line S00°31'33"W 506.03 feet; thence N55°24'21"W 168.64 feet; thence N50°38'32"W 72.25 feet; thence N55°24'21"W 168.12 feet; thence along the arc of a curve to the right with a radius of 272.00 feet a distance of 173.92 feet through a central angle of 36°38'10" Chord: N37°05'16"W 170.97 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 41.05 feet through a central angle of 117°36'33" Chord: N40°02'05"E 34.22 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 223.50 feet a distance of 100.46 feet through a central angle of 25°45'17" Chord: S68°17'00"E 99.62 feet; thence S55°24'21"E 1.33 feet; thence N34°35'39"E 53.00 feet; thence N38°09'58"E 123.44 feet; thence N89°07'29"E 218.83 feet to the point of beginning.

Parcel 2A:

Together with and Subject to a right of way over the East 50 feet of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel 2B:

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 3: (33-17-400-021)

A part of the West Half of Government Lot 6 and all of the Northwest Quarter of the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, being a part of Salt Lake County Tax ID Parcel Number 33-17-400-020, more particularly described by survey as follows:

Beginning at the intersection of the southwesterly right-of-way line of Mountain View Corridor (SR-85) as established by UDOT Project No. MP-0182(6) and the west line of Government Lot 6 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof, said intersection located S00°31'33"W 1,643.62 feet along the Quarter Section line from the North Quarter Corner of said Section 17; running thence along said southwesterly right-of-way line the following two (2) courses: (1) Southeasterly along the arc of a 16,408.82 feet radius non-tangent curve to the left (radius bears: N37°06'51"E) 558.73 feet through a central angle of 01°57'03" (chord: S53°51'41"E 558.70 feet); thence (2) S58°51'03"E 234.80 feet to the east line of the West Half of said Government Lot 6; thence along said east line S00°33'50"W 565.18 feet to the Quarter Section line; thence along the Quarter Section line N88°45'22"E 656.20 feet to the Sixteenth (40 acre) line; thence along the Sixteenth (40 acre) line S00°35'13"W 1,335.54 feet to the Sixteenth (40 acre) line; thence along the Sixteenth (40 acre) line S89°06'40"W 1,310.74 feet to the Quarter Section line; thence along the Quarter Section line N00°31'33"E 1,327.37 feet to the southwest corner of said Government Lot 6; thence along the west line of said Government Lot 6 N00°31'33"E 1,030.38 feet to the point of beginning.

Parcel 1 through 3 above, being more particularly described by survey:

Parcel 1: Proposed Butterfield Lennar

A part of the Northwest Quarter, Northeast Quarter, and the Southwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Mountain View Corridor as established by UDOT Project No. MP-0182(6), said point being S0°31'33"W 1578.89 feet along the 1/4 Section line and N89°28'27"W 86.32 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said southerly right-of-way the following three (3) courses: (1) along the arc of a curve to the left with a radius of 15,250.00 feet a distance of 107.89 feet through a central angle of 00°24'19" Chord: S52°36'35"E 107.89 feet; thence (2) Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,249.94 feet (radius bears: N37°11'18"E) a distance of 558.73 feet through a central angle of 02°05'57" Chord: S53°51'41"E 558.70 feet; thence (3) S58°51'03"E 234.80 feet to the east line of the West half of Government Lot 6 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said east line S00°33'50"W 565.18 feet to the Quarter Section line; thence along the Quarter Section line N88°45'22"E 656.20 feet to the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17; thence along the Sixteenth (40 acres) line S00°35'13"W 1,335.54 feet to the southeast corner of said Northeast Quarter; thence along the Sixteenth (40 acre) line S89°06'40"W 1,310.74 feet to the Quarter Section line; thence along the Quarter Section line N00°31'33"E 1,750.08 feet; thence N55°24'21"W 168.64 feet; thence N50°38'32"W 72.25 feet; thence N55°24'21"W 168.12 feet; thence along the arc of a curve to the right with a radius of 272.00 feet a distance

of 173.92 feet through a central angle of 36°38'10" Chord: N37°05'16"W 170.97 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 41.05 feet through a central angle of 117°36'33" Chord: N40°02'05"E 34.22 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 223.50 feet a distance of 100.46 feet through a central angle of 25°45'17" Chord: S68°17'00"E 99.62 feet; thence S55°24'21"E 1.33 feet; thence N34°35'39"E 53.00 feet; thence N38°09'58"E 340.31 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.

The following is for informational purposes only:

Tax ID No. 33-17-176-002

Tax ID No. 33-17-176-005

Tax ID No. 33-17-400-021