

14195718 B: 11467 P: 113 Total Pages: 5
01/19/2024 09:47 AM By: dsalazar Fees: \$64.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SOUTH JORDAN)
9978 S REDWOOD RDSOUTH JORDAN, UT 840952315

WHEN RECORDED RETURN AND
MAIL TAX NOTICES TO:

c/o Toll Bros., Inc.
38 E. Scenic Pointe Dr.
Suite 100
Draper, UT 84020
Attn: Craig J. Miller, Esq.

2378870JMB

Parcel Nos. 20-25-451-012

SPECIAL WARRANTY DEED

NLH COPPER VALLEY, LLC, a Utah limited liability company, as to an undivided 86.88% interest and JOHN D. THOMAS, an individual, as to an undivided 13.12% interest, as tenants in common, collectively, Grantor, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor to TOLL SOUTHWEST LLC, a Delaware limited liability company, Grantee, of 1140 Virginia Drive, Fort Washington, PA 19034, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract(s) of land in Salt Lake County, State of Utah, to wit:

See Exhibit "A" attached and incorporated by reference (the "Property").

Subject to easements, declarations of covenants and restrictions, and rights of way of record, and taxes and assessments for the current year and thereafter, and all matters identified on the attached Exhibit "B".

Effective as of this 10 day of January, 2024.

NLH Copper Valley, LLC a Utah Limited Liability Company
by
NLH Management, LLC Its Manager

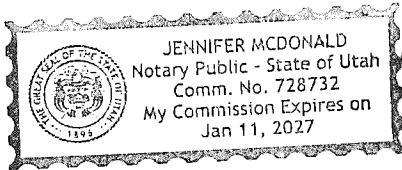
By: [Signature]
John D. Thomas, Manager

[Signature]
John D. Thomas

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 10 day of January 2024, personally before me appeared John D Thomas, who proven on the basis of satisfactory evidence is the Manager of NLH Copper Valley, LLC a Utah Limited Liability, 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.

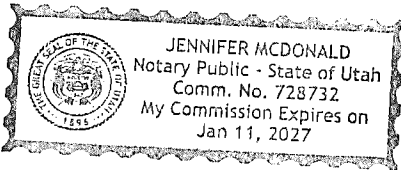


[Signature]
Notary Public
Commission Expires: 1-11-27

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 10 day of January 2024, personally before me appeared John D Thomas.



[Signature]
Notary Public
Commission Expires: 1-11-27

EXHIBIT A TO DEED

LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Jordan City, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 6000 West Street (FALLWATER DRIVE) located N00°24'15"W 60.87 feet and N89°35'45"E 35.00 feet from the South 1/4 Corner of Section 35, T2S, R2W, SLB&M, said 1/4 Corner is located by survey N89°39'37"W 2,650.04 feet along the Section line from the Southeast Corner of said Section 35 (Basis of Bearing: N0°11'53"W along the Section line between the Southeast Corner and the East 1/4 Corner of said Section 35); running thence along said easterly right-of-way line N00°24'15"W 798.58 feet to the southerly line of BLOOMFIELD ESTATES PHASE 2 SUBDIVISION, according to the official plat thereof recorded April 27, 2007 as Entry No. 10080992 in Book 2007P at Page 178 in the office of the Salt Lake County Recorder; thence along said southerly line S89°59'50"E 754.36 feet (Record = S89°58'50"E) to the westerly boundary line of the UP&L Company parcel as determined by that certain Warranty Deed recorded February 5, 1979 as Entry No. 3233181 in Book 4810 at Page 130 in the office of the Salt Lake County Recorder; thence along said westerly line S00°00'26"E 230.03 feet (Record = S00°01'00"E); thence west 101.11 feet; thence along an arc to the right with a radius of 325.00 feet a distance of 24.21 feet through a central angle of 4°16'05" Chord: S2°07'48"E 24.20 feet; thence S0°00'14"W 5.78 feet; thence N89°59'46"W 50.00 feet; thence N89°59'58"W 342.00 feet; thence South 432.68 feet; thence West 83.36 feet; thence South 106.87 feet to a northerly boundary line as determined by that certain Special Warranty Deed recorded October 30, 2020 as Entry No. 13444998 in Book 11050 at Page 3875 in the office of the Salt Lake County; thence along said northerly line N89°39'37"W 173.19 feet (Record = N89°22'57"E) to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the dedicated streets as shown on the Recorded Plat for COPPER VALLEY ESTATES WEST PHASE 1

Exhibit B: Permitted Exceptions

1. Taxes for the year 2023 and all subsequent years. (A lien not yet due and payable) Taxes for the year 2022 have been paid in the amount of \$33,200.44, under Previous Tax ID No. 20-35-451-010

NEW TAX ID NO. 20-35-453-006 (Parcel A)
NEW TAX ID NO. 20-35-451-019 (Lot 101)
NEW TAX ID NO. 20-35-451-018 (Lot 102)
NEW TAX ID NO. 20-35-451-017 (Lot 103)
NEW TAX ID NO. 20-35-451-016 (Lot 104)
NEW TAX ID NO. 20-35-451-015 (Lot 105)
NEW TAX ID NO. 20-35-451-014 (Lot 106)
NEW TAX ID NO. 20-35-452-009 (Lot 107)
NEW TAX ID NO. 20-35-452-010 (Lot 108)
NEW TAX ID NO. 20-35-452-011 (Lot 109)
NEW TAX ID NO. 20-35-452-012 (Lot 110)
NEW TAX ID NO. 20-35-452-013 (Lot 111)
NEW TAX ID NO. 20-35-452-014 (Lot 112)
NEW TAX ID NO. 20-35-454-010 (Lot 113)
NEW TAX ID NO. 20-35-454-009 (Lot 114)
NEW TAX ID NO. 20-35-454-008 (Lot 115)
NEW TAX ID NO. 20-35-454-007 (Lot 116)
NEW TAX ID NO. 20-35-454-003 (Lot 117)
NEW TAX ID NO. 20-35-454-004 (Lot 118)
NEW TAX ID NO. 20-35-454-005 (Lot 119)
NEW TAX ID NO. 20-35-454-006 (Lot 120)
NEW TAX ID NO. 20-35-453-007 (Lot 121)

2. Subject property is included within the boundaries of Tax District 37 and is subject to the charges and assessments thereof. For status of the account contact:
- West Jordan City (801-569-5020)
3. Water rights, or claims or title to water or any special assessments arising from water usage.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, 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.

5. All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat of COPPER VALLEY ESTATES WEST PHASE 1, recorded August 30, 2023, as Entry No. 14147082, in Book 2023P at Page 181, of the Official Records.
6. Matters disclosed by that certain ALTA/NSPS survey made by Focus Engineering and Surveying, LLC, on September 22, 2023, designated as Project/Job No. 23-0330.