

184100-DMF
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14312536 B: 11531 P: 8673 Total Pages: 3
11/12/2024 03:30 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

TRI POINTE HOMES HOLDINGS, INC.,
1260 Stringham Avenue, Suite 350
Salt Lake City, Utah 84106
Attn: Bryon Prince

Tax Parcels 20-27-101-001-4005 & 20-27-101-001-4004

SPECIAL WARRANTY DEED

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, with its principal office at c/o Third Cadence LLC, 489 W. South Jordan Pkwy, Suite 200, South Jordan, Utah 84095 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to **TRI POINTE HOMES HOLDINGS, INC.**, a Delaware corporation ("**Grantee**"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: November 12, 2024

GRANTOR:

WOOD RANCH DEVELOPMENT, LLC,
a Utah limited liability company

By: THIRD CADENCE LLC,
a Utah limited liability company

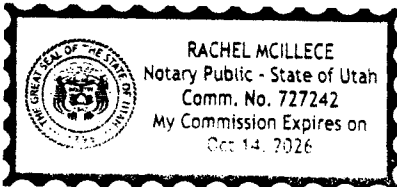
Its: Project Manager

By: *Ty*
Ty McCutcheon, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 12 day of November, 2024, personally appeared before me, a Notary Public, Ty McCutcheon, Manager of THIRD CADENCE LLC, a Utah limited liability company, the Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company.



10-14-2026

[SEAL]

WITNESS my hand and official Seal.

Rachel McIllece

Notary Public in and for said State

My commission expires: 10/14/26

EXHIBIT A - DEED

Legal Description

Lots 160, 161, 162, 163, and 248, TERRAINE PLAT 2 SUBDIVISION recorded on September 24, 2024, as Entry No. 14291935, Book 2024P, at Page 212 of the Official Records of Salt Lake County, Utah.