

RECORDED AT THE REQUEST OF:

WHEN RECORDED RETURN TO:

Toll Bros., Inc.
14034 South 145 East Ste. 202
Draper, UT 84020

CTIA No.: 132289-LKF

Parcel No.: 41-926-0161
Above Space for Recorder's Use Only

MEMORANDUM OF REPURCHASE OPTION

This MEMORANDUM OF REPURCHASE OPTION ("**Memorandum**") is made and effective as of August 19, 2021, by and between Toll Southwest LLC, a Delaware limited liability company ("**Optionee**"), and Christopher Oman and Jennifer H. Oman ("**Optionor**"), with reference to the facts set forth below.

RECITALS

A. Optionor has acquired fee title from Optionee to that certain real property situated in the City of Lehi, County of Utah, State of Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein ("**Property**").

B. Optionor has granted to Optionee a right and option to purchase the Property upon the terms and conditions set forth in that certain Utah Disclosures Addendum No. 1 to Agreement of Sale executed by and between Optionor and Optionee ("**Addendum**").

NOW THEREFORE, the parties hereto wish to record this Memorandum to give notice of the Addendum and the terms thereof, including the terms set forth below.

1. Optionor has granted to Optionee a right and option to purchase the Property on the terms and conditions set forth in the Addendum ("**Option**").

2. The term of the Option shall be for a period of one (1) year from the Optionor's Close of Escrow with respect to the Property.

3. A violation of the Optionor's agreements and covenants contained in the Addendum by Optionor shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value by Optionor, and that the covenants and provisions of the Option shall be inferior and subordinate to the lien of any such first mortgage or deed of trust recorded concurrently with the deed conveying the Property to Optionor.

4. This Memorandum is being recorded to give notice of the Option contained in the Addendum as hereinabove described and the terms and conditions contained therein. This Memorandum is not intended to modify or alter in any way the terms and conditions of the Addendum or the Agreement. Capitalized terms not otherwise defined herein shall have the same meaning as used in the Addendum.

5. This Memorandum shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors-in-interest or assignees.

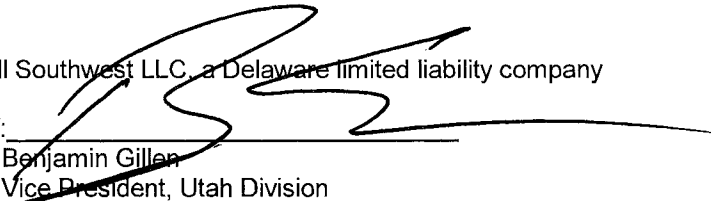


Optionor(s) Initials

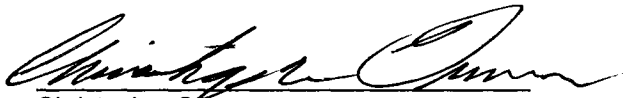
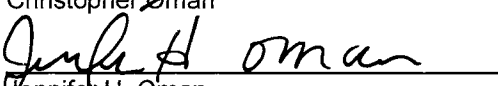
IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

OPTIONEE:

Toll Southwest LLC, a Delaware limited liability company

BY: 
Benjamin Gillen
Vice President, Utah Division

OPTIONOR:

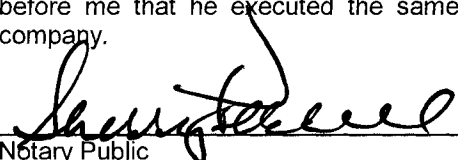

Christopher Oman

Jennifer H. Oman

 
Optionor(s) Initials

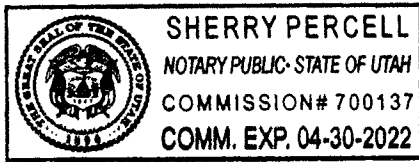
STATE OF UTAH


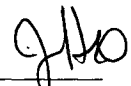
COUNTY OF UTAH

On this 19th day of August, 2021, before me, personally appeared Benjamin Gillen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Toll Southwest LLC, a Delaware limited liability company.



Notary Public




 

Optionor(s) Initials

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of August, 2021, before me, personally appeared Christopher Oman and Jennifer H. Oman, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public



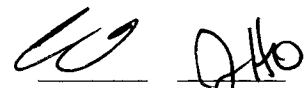
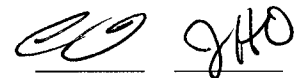

Optionor(s) Initials

EXHIBIT "A"

Legal Description of Property

A portion of Lot 93, PLAT "B" HIDDEN CANYON, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

Beginning at the common Easterly (front) lot corner of Lot 93, Plat "B" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder and Lot 29, Plat "A" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder; thence North 30°53'45" West 115.01 feet; thence North 27°06'40" East 7.23 feet; thence South 30°04'24" East 118.85 feet; thence South 59°06'15" West 4.42 feet to the point of beginning.


Optionor(s) Initials