UNOTHCICIL WHEN RECORDED MAIL TO, AND MAIL TAX NOTICE TO GRANTEE:

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American Homes 4 Rent TRS, LLC 23975 Park Sorrento, Suite 300 (Clon) Calabasas, California 91302

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CT-149468-CAP

UMONTRECOL UNOTICE 01173855 B: 2694 P: 1509 Page 1 of 6 (O) Rhonda Francis Summit County Recorder 09/23/2021 03:37:53 PM Fee \$70.00 By COTTONWOOD TITLE INSURANCE AGENCY, INC. Electronically Recorded

Space Above for County Recorder's Use

Tax Parcel 10 Nos.: SCVC-2-1

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SPECIAL WARRANTY DEED

FICION COPY LIBERTY CAPITAL LENDING, LLC, a Utah limited liability company ("Grantor"), of Summit County, Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to AMERICAN HOMES 4 RENT TRS, LLC, a Delaware limited liability company ("Grantee"), having an address of 23975 Park Sorrento, Suite 300, Calabasas, California 91302, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

> See Exhibit A attached hereto and incorporated herein by this reference (the "Property")

SUBJECT TO (i) the matters identified and listed on the attached Exhibit B; (ii) and the Tract Declaration of Covenants, Conditions and Restrictions recorded against the Property.

Witness the hand of said Grantor on the 22m day of September, 2021.

GRANTOR:

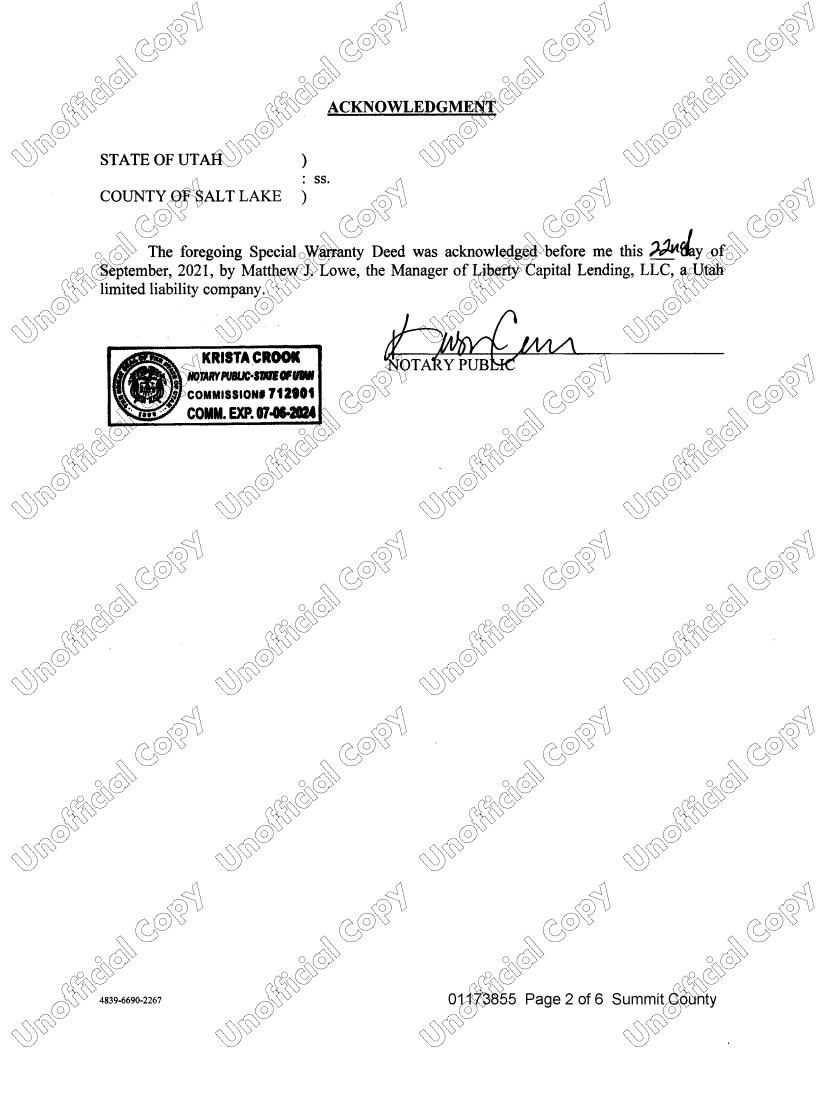
LIBERTY CAPITAL LENDING, LLC, a Utah limited liability company

Unofficial Copy

Bv: Matthew J. Dowe, Manager

JOTHCHCILL 4839-6690-2267

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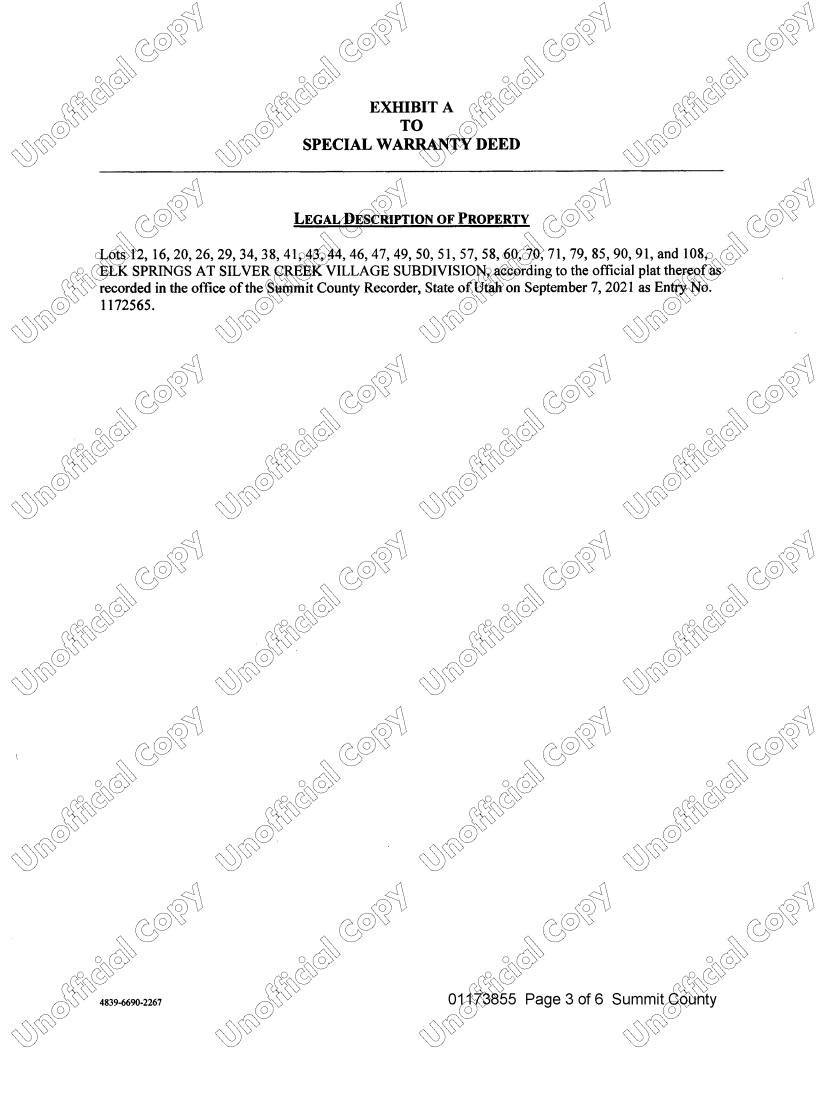


EXHIBIT B TO SPECIAL WARRANTY DEED

101

Permitted Exceptions

Taxes for the year 2021 are accruing as a lien not yet due and payable under previous Parcel No. SCVC-2-1. (covers this and other land).

2. The herein described Property is located within the boundaries of Summit County, Weber Basin Water Conservancy District, Snyderville Basin Water Reclamation District, Park City Fire Service District, Mountain Regional Water Special Service District, Summit County Mosquito Abatement District, Summit County Special Service District No. 1, Snyderville Basin Recreation District, Snyderville Basin Recreation District Bond, and is subject to any and all charges and assessments levied thereunder.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, 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.

4. Claim, fight, title or interest to water or water rights whether or not shown by the public records.

5. Easements, notes and restrictions as shown on the recorded plat for Silver Creek Village Center Lot 2 Subdivision, recorded November 26, 2018 as Entry No. 1102101.

Easements, notes and restrictions as shown on the recorded plat for Elk Springs at Silver Creek Village Center Subdivision recorded September 7, 2021 as Entry No. 1172565.

6. Right-of-Wax in avor of Silver Creek Irrigation Company, a mutual association for an open ditch used to convey water from various springs and water sources and incidental purposes, by instrument recorded October 29, 1985, as Entry No. 240947, in Book 359, at Page 559. (exact location not disclosed).

7. Public Trail Easement Agreement by and between Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen and Snyderville Basin Special Recreation District, a Utah political subdivision recorded April 7, 2017 as Entry No. 1066999 in Book 2404 at Page 732.

Amended August 28, 2017 as Entry No. 1076300 in Book 2425 at Page 597.

8. Ordinance No. 692 Establishing Requiring the Lower Silver Creek Soils Temporary Overlay Zone to Inform the Citizens and Property Owners of the Presence of Impaired Soils and Water and to Require Soils Study and Remediation, recorded April 1, 2008 as Entry No. 841135 in Book 1922 at Page 1243.

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01173855 Page 4 of 6 Summit County

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1011 COTÉ Ordinance No. 837 for Silver Creek Village Center Specially Planned Area Zone Designation, recorded June 22, 2015 as Entry No. 1021823 in Book 2300 at Page 102.

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Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared 10. Infrastructure by and between Liberty Capital Lending, LLC, a Utah limited liability, company and Gayle Kennedy Larsen, an individual, dated September 27, 2012 and recorded May 19, 2014 as Entry No. 995381 in Book 2240 at Page 1245.

Restated Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared Infrastructure by and between Village Development Group, Inc., a Utah corporation and CW Larsen Village, LLC, a Utah limited liability company, dated April 19, 2017 and recorded April 20, 2017 as Entry No. 1067699 in Book 2406 at Page 97.

Development Agreement for the Silver Creek Village Specially Planned Area by and between 11. Summit County, a political subdivision of the State of Utah and Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen, dated August 4, 2015 and recorded August 6, 2015 as Entry No. 1025271 in Book 2307 at Page 1549.

Notice of Forbearance Agreement by and among Summit County, a political subdivision of the State of Utah, Liberty Capital Lending, LLC and Village Development Group, Inc., a Utah corporation, dated August 5, 2017 and recorded November 21, 2017 as Entry No. 1081984 in Book 2438 at Page 1921.

Notice of Technical Modifications to Development Agreement for the Silver Creek Village Specially Planned Area recorded August 12, 2020 as Entry No. 1138752 in Book 2590 at Page 199.

First Amendment to Development Agreement for the Silver Creek Village Specially Planned Area recorded September 25, 2020 as Entry No. 1142747 in Book 2602 at Page 982.

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Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens ŶŽ. provided for in that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for Silver Creek Village recorded April 20, 2017 as Entry No. 1067652 in Book 2405 at Page 1721

Amended September 18, 2018 as Entry No. 1098454 in Book 2479 at Page 360.

Amended November 7, 2018 as Entry No. 1101270 in Book 2486 at Page 7.

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Amended February 20, 2020 as Entry No. 1127523 in Book 2555 at Page 1671.

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Development Improvements Agreement by and between Summit County, a political subdivision 14. of the State of Utah and Village Development Group Inc., a Utah Corporation, dated June 22, 2018 and recorded May 30, 2019 as Entry No. 1111772 in Book 2511 at Page 189.

4839-6690-2267

173855 Page 5 of 6 Summit County

ATT 15. V" 21011 CO[97] FICIL COPY Workforce Housing Agreement by and between Summit County, a Utah political subdivision and Village Development Group Inc., a Utah corporation dated August 25, 2021 and recorded September 7, 2021 as Entry No. 1172566 in Book 2690 at Page 1668.

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AMH Development, LLC Attn: Sam Barlow and Helen Cho 23975 Park Sorrento, Suite 300 Calabasas, California 91302 CT-143951-CAP

01173887 B: 2694 P: 1680 Page 1 of 6 ふ(0) Rhonda Francis Summit County Recorder 09/24/2021 08:44:02 AM Fee \$216.00 By COTTONWOOD TITLE INSURANCE AGENCY, INC. Electronically Recorded

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Tax Parcel ID Nos.: SCVC-2-1

SPECIAL WARRANTY DEED

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> See Exhibit A attached hereto and incorporated herein by this reference (the "Property")

SUBJECT TO (i) the matters identified and listed on the attached Exhibit B; (ii) and the Tract Declaration of Covenants, Conditions and Restrictions recorded against the Property.

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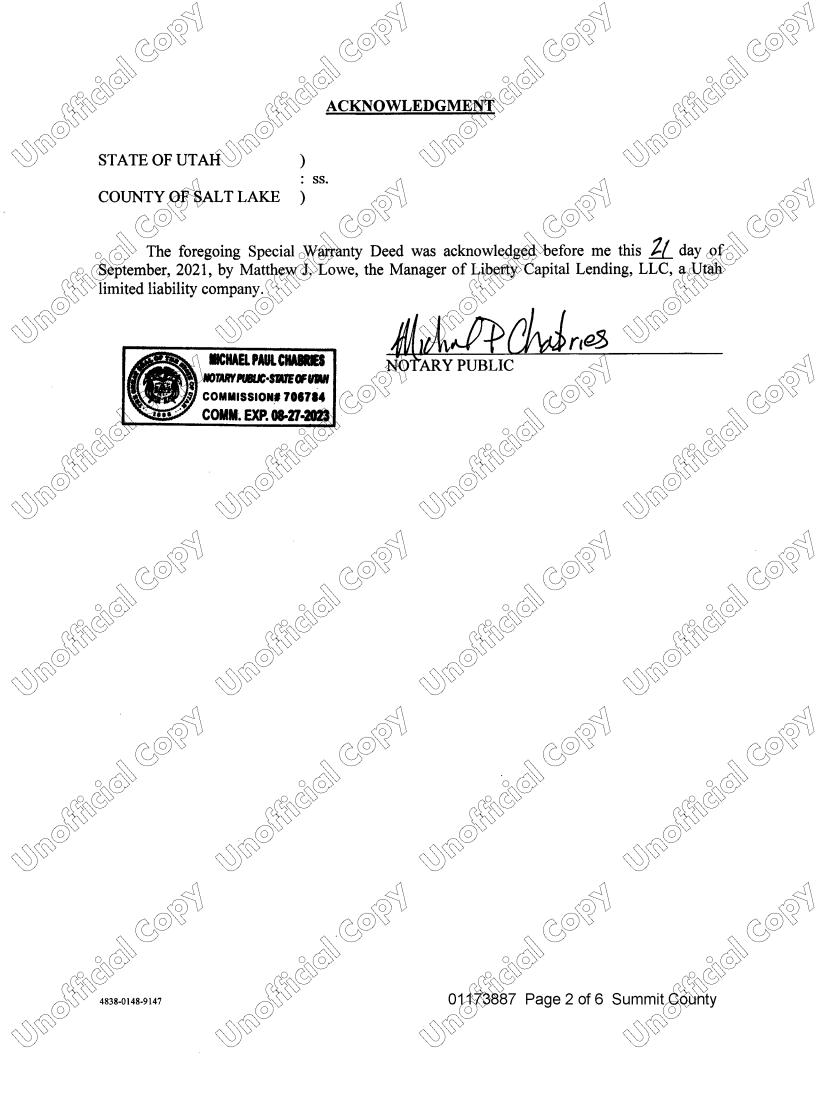
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GRANTOR:

LIBERTY CAPITAL LENDING, LLC, a Utah limited liability/company

By: Matthew J. Lowe, Manager Unofficial Copy



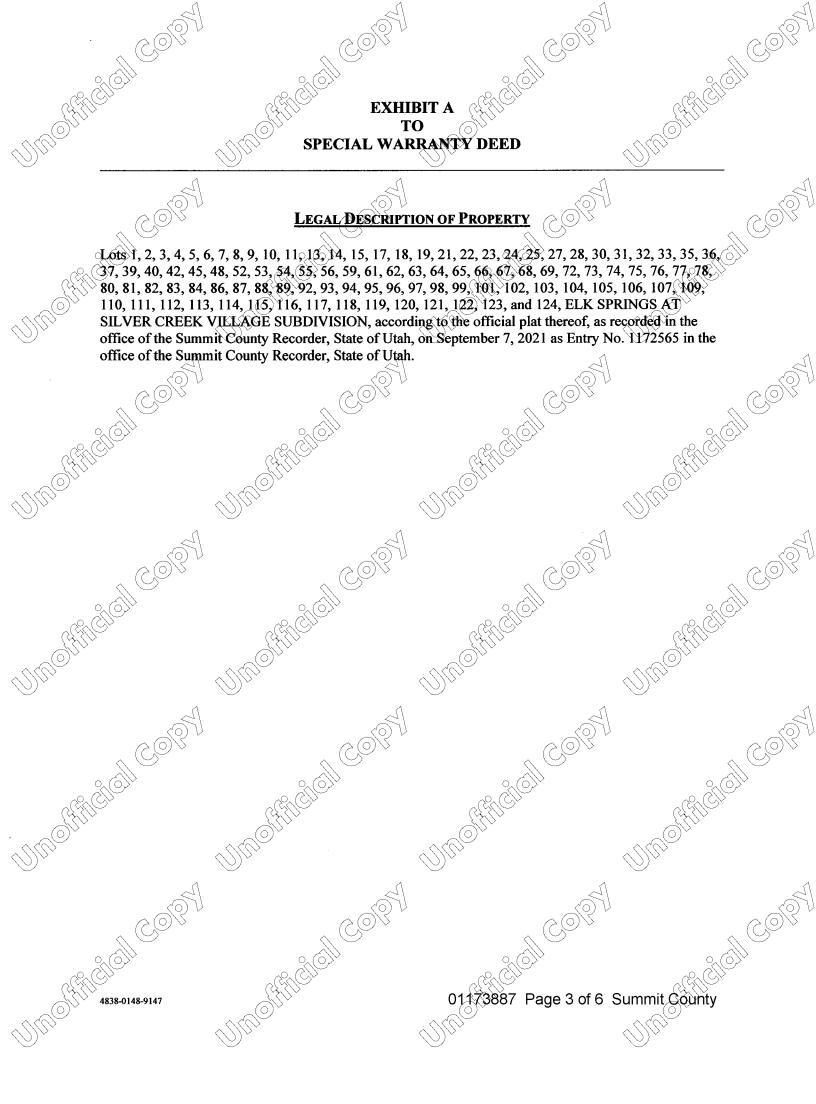


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01173887 Page 4 of 6 Summit County

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4838-0148-9147

1473887 Page 5 of 6 Summit County

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American Homes 4 Rent TRS, LLC 23975 Park Sorrento, Suite 300 Calabasas, California 91302

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01202958 B: 2777 P: 1151 Page 1 of 7

Rhonda Francis Summit County Recorder 04/11/2023 04:30:51 PM Fe€(\$130.00 By AMERICAN HOMES A RENT, LP **Electronically Recorded**

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SPECIAL WARRANTY DEED

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161011 COP7 AMH DEVELOPMENT, LLC, a Delaware limited hability company ("Grantor"), of Los Angeles County, California, hereby conveys and warrants against all who claim by, through, or under the Grantor to AMERICAN HOMES 4 RENT PRS, LLC, a Delaware limited Hability company ("Grantee"), having an address of 23975 Park Sorrento, Suite 300, Calabasas, California 91302, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

> See Exhibit A attached hereto and incorporated herein by this reference (the "Property")

Tax Parcel Nos. ESSCVC-1, ESSCVC-2, ESSCVC-3, ESSCVC-4, ESSCVC-5, ESSCVC-6, ESSCVC-7, ESSCVC-8, ESSCVC-9, ESSCVC-10, ESSCVC-11, ESSCVC-13, ESSCVC-14, ESSCVC-15, ESSCVC-42, ESSCVC-45, ESSCVC-48, ESSCVC-52, ESSCVC-53, ESSCVC-54, ESSCVC-55, ESSCVC-56, ESSCVC-59, ESSCVC-61, ESSCVC-62, ESSCVC-63, ESSCVC-64, ESSCVC-65, ESSCVC-66, ESSCVC-67, ESSCVC-68, ESSCVC-69, ESSCVC-72, ESSCVC-73, ESSCVC-74, ESSCVC-75, ESSCVC-76, ESSCVC-77, ESSCVC-78, ESSCVC-109, ESSCVC-110, ESSCVC-111, ESSCVC-142, ESSCVC-113, ESSCVC-117, ESSCVC-115, ESSCVC-117, ESSCVC-119, ESSCVC-120, ESSCVC-121, ESSCVC-122, ESSCVC-123, ESSCVC-124

SUBJECT TO (i) the matters identified and listed on the attached Exhibit B; (ii) and the Tract Declaration of Covenants, Conditions and Restrictions recorded against the Property,

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Machine Color Elal Color A CORT UMONTELEI Witness the hand of said Grantor on the 11th day of April, 2023. GRANTOR: MOGHINGICII COPY , CO(2] AMH DEVELOPMENT, LLC, a Delaware limited liability company Vice President – Real Estate Transactions By: JCIOII COPY A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or walidity of that document. State of California) County of Los Angeles) , before me, Tamela Kates, Notary Public, personally appeared On COR Helen Cho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. rertify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct WITNESS my hand and official seal. PAMELA KATES UMORIE Notary Public - California Los Angeles County Commission # 2406317 My Comm. Expires May 29, 2026 Signature Sanula (Seal) UM UM UMORTERON 1011 COLOSI JI COPT COLEI 01202958 Page 2 of 7 Summit County 4838-0148-9147

UMONTICICIL SPECIAL WARRANTY DEED

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	UT15279	7	6962 Elk Wallow Drive		Park City	ESSCVC-7	
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	UT15281	9	6968 Elk Wallow Drive		Park City	RESSCVC-9	
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Ŭ	UT15380	109	6924 Elk Wallow Drive		Park City	ESSCVC-109	
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200	UT15385	114	6952 Elk Wallow Drive	(Park City	ESSCVC-114 CC	>
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\bigcirc	UT15388	117	6900 Elk Wallow Drive	\bigcirc	Park City	ESSCVO-117	
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	UT15394	123	6912 Elk Wallow Drive	<u> </u>	Rark City	ESSCVC-123	
	UT15395	124	6914 Elk Wallow Drive		Park City	ESSCVC-124	
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LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 42, 45, 48, 52, 53, 54, 55, 56, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 109, 110, 911, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123 and 124, ELK SPRINGS AT SILVER CREEK VILLAGE SUBDIVISION, according to the official plat thereof, as recorded in the office of the Summit County Recorder, State of Utah, on September 7, 2021 as Entry No. 1172565 in the office of the Summit County Recorder, State of Utah. MUO (UMBO

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Kiell Copy 01202958 Page 4 of 7 Summit County MAG

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Taxes for the year 2023 are accruing as a lien not yet due and payable under previous Parcel No.

2. The herein described Land is located within the boundaries of Summit County, Weber Basin Water Conservancy District, Snyderville Basin Water Reclamation District, Park City Fire Service District, Mountain Regional Water Special Service District, Summit County Mosquito Abatement District, Summit County Special Service District No. 1, Snyderville Basin Recreation District, Snyderville Basin Recreation District Bond, and is subject to any and all charges and assessments levied thereunder.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, 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.

4. Claim right, title or interest to water or water rights whether or not shown by the public records.

5. Easements, notes and restrictions as shown on the recorded plat for Silver Creek Village Center Lot 2 Subdivision, recorded November 26, 2018 as Entry No. 1102101.

Easements, notes and restrictions as shown on the recorded plat for Elk Springs at Silver Creek Village Center Subdivision recorded September 7, 2021 as Entry No. 11/2565.

6. Right-of-Way in favor of Silver Creek Irrigation Company, a mutual association for an open ditch used to convey water from various springs and water sources and incidental purposes, by instrument recorded October 29, 1985, as Entry No. 240947, in Book 359, at Page 559. (exact location not disclosed).

7. Public Trail Easement Agreement by and between Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen and Snyderville Basin Special Recreation District, a Utah political subdivision recorded April 7, 2017 as Entry No. 1066999 in Book 2404 at Page 732.

Amended August 28, 2017 as Entry No. 1076300 in Book 2425 at Page 597.

8. Ordinance No. 692 Establishing Requiring the Lower Silver Creek Soils Temporary Overlay Zone to Inform the Citizens and Property Owners of the Presence of Impaired Soils and Water and to Require Soils Study and Remediation, recorded April 1, 2008 as Entry No. 841135 in Book 1922 at Page 1243.

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01202958 Page 5 of 7 Summit County

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9. Ordinance No. 837 for Silver Creek Village Center Specially Planned Area Zone Designation, recorded June 22, 2015 as Entry No. 1021823 in Book 2300 at Page 102.

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10. Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared Infrastructure by and between Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Kennedy Larsen, an individual, dated September 27, 2012 and recorded May 19, 2014 as Entry No. 995381 in Book 2240 at Page 1245.

Restated Property Exchange and Cost Sharing Agreement for Silver Creek Village Area Basic Shared Intrastructure by and between Village Development Group, Inc., a Utah corporation and CW Larsen Village, LLC, a Utah limited Indiiity company, dated April 19, 2017 and recorded April 20, 2017 as Entry No. 1067699 in Book 2406 at Page 97.

11. Development Agreement for the Silver Creek Village Specially Planned Area by and between Summit County, a political subdivision of the State of Utah and Liberty Capital Lending, LLC, a Utah limited liability company and Gayle Larsen, dated August 4, 2015 and recorded August 6, 2015 as Entry No. 1025277 in Book 2307 at Page 1549.

Notice of Forbearance Agreement by and among Summit County, a political subdivision of the State of Utah, Liberty Capital Lending, LLC and Village Development Group Inc., a Utah corporation, dated August 5, 2017 and recorded November 21, 2017 as Entry No. 1081984 in Book 2438 at Page 1921

Notice of Technical Modifications to Development Agreement for the Silver Creek Village Specially Planned Area recorded August 12, 2020 as Entry No. 1438752 in Book 2590 at Page 199.

First Amendment to Development Agreement for the Silver Creek Village Specially Planned Area recorded September 25, 2020 as Entry No. 1142747 in Book 2602 at Page 982.

Notice of Technical Modification to Development Agreement for the Silver Creek Village Specially Planned Area recorded April 30, 2021 as Entry No. 1162551 in Book 2661 at Page 398.

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for Silver Creek Village recorded April 20, 2017 as Entry Nø 1067652 in Book 2405 at Page 1721

Amended September 18, 2018 as Entry No. 1098454 in Book 2479 at Page 360.

Amended November 7, 2018 as Entry No. 1101270 in Book 2486 at Page 7.

Amended December 27, 2019 as Entry No. 1124428 in Book 2547 at Page 982.

Amended February 20, 2020 as Entry No. 1127523 in Book 2555 at Page 1671.

13. Notice of Reinvestment Fee Covenant in favor of Silver Creek Village Owners Master Association, recorded April 20, 2017 as Entry No. 1067700 in Book 2406 at Page 122.

14. Development Improvements Agreement by and between Summit County, a political subdivision of the State of Utah and Village Development Group Inc., a Utah Corporation, dated June 22, 2018 and recorded May 30, 2019 as Entry No. 1111772 in Book 2511 at Page 189.

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Elall COPT Rights of tenant(s) in the Property, if any, and rights of all parties claiming by, through or under said tenant(s).

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Workforce Housing Agreement by and between Summit County, a Utah political subdivision and 16. Village Development Group Inc., a Utah corporation dated August 25, 2021 and recorded September 7, 2021 as Entry No. 1172566 in Book 2690 at Page 1668.

Workforce Housing Agreement by and between Summit County a Utah political subdivision and 17. < Willage Development Group Inc., a Utal corporation dated August 25, 2021 and recorded September 7 2021 as Entry No. 1172567 in Book 2690 at Page 1681.

Grant of Easement in favor of Snyderville Basin Water Reclamation District for a permanent non-18. exclusive easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines and appurtenances for the collection and transportation of waste water and incidental purposes, by instrument recorded June 14, 2021 as Entry No. 1165865, in Book 2671, at Page 1325.

Development Improvements Agreement by and between Summit County, a political subdivision 19. of the State of Utah, and Village Development Group, a Utah corporation, dated August 10, 2021 and recorded August 13, 2021 as Entry No. 1170761 in Book 2685 at Page 642. UNGA UMA

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UMOMBERCH WHEN RECORDED MAIL TO, AND MAIL TAX NOTICE TO GRANTEE:

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American Homes 4 Rent TRS, LLC 23975 Park Sorrento, Suite 300 Calabasas, California 91302

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UMORIEICILCOPY 01212318 B: 2800 P: 1823 Page 1 of 3 Rhonda Francis Summit County Recorder 219/13/2023 09:50:25 AM Fee \$54.00 BY AMERICAN HOMES & RENT, LP **Electronically Recorded**

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Helloll Color Space Above for County Recorder's Use

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SPECIAL WARRANTY DEED ୍

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UMONTEICI AMH DEVELORMENT, LLC, a Delaware limited liability company ("Grantor"), of Los Angeles County, California, hereby conveys and warrants against all who claim by, through, or under the Grantor to AMERICAN HOMES 4 RENT TRS, LLC, a Delaware limited liability company ("Grantee") having an address of 23975 Park Sorrento, Suite 300, Calabasas, California 91302, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

> See Exhibit A attached hereto and incorporated herein by this reference (the "Property")

Tax Parcel Nos ESSCVC-80, ESSCVC-81, ESSCVC-84, ESSCVC-86, ESSCVC-87, ESSCVC-88, ESSCVC-92, ESSCVC-93, ESSCVC-94, ESSCVC-95, ESSCVC-96, ESSCVC-97, ESSCVC-98, ESSCVC-101, ESSCVC-102, ESSCVC-103, ESSCVC-104

Umonthelicill Coler unofficial copy SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

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	Witness the hand of s	COPY COPY aid Grantor on the 13th day	COPY COPY	ATICIDI COPY
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	Witness the hand of s	aid Grantor on the 13th day	of November 2023.	
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		By:Helen Ch	igdent – Real Estate Transaction	S C C C C C C C C C C C C C C C C C C C
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	document.	-11D	OUTO ATTO:	
\bigcirc	State of California County of Los Angeles			2
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ATT ATT	who proved to me on the basis subscribed to the within instrum	of satisfactory evidence to be lent and acknowledged to me y(jes), and that by his/her/the	Public, personally appeared Helen the person(s) whose name(s) is/ar that pe/she/they executed the sa if signature(s) on the instrument t ted, executed the instrument.	ne in
	I certify under PENALTY OF P paragraph is true and correct.	ERJURY under the laws of t	he State of California that the	foregoing
	WITHING my band and official co	eal.	SILVIA RAMEZANI Notary Public - California Ventura County	COPIL
AN A	Signature AMM	(Seal)	Commission # 2340570 My Comm. Expires Dec 20, 2024	
Man	a Chro	- Oller		
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(A)	S (Cr.	C. C. J.	212219 Dogo 2 of 2 Summit	Columbur
UROUL	DRO DE		212318 Page 2 of 3 Summit	Sourity

EXHIBIT A TO

UMONTRECILCOPY SPECIAL WARRANTY DEED

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	Prop No.	Lot #	Address	APN)) V 5
11	UT15352	80	7229 Woods Rose Drive	ESSCVC-80	
~0.	UT15353	81	7211 Woods Rose Drive	ESSCVC-81	
	UT15356	84	7167 Woods Rose Drive	ESSCVC-84	
	UT15358	86	7135 Woods Rose Drive	ESSCVC-86	
<u> </u>	UT15359	87	7123 Woods Rose Drive	ESSCVC-87	
	UT15360	88	7111 Woods Rose Drive	ESSCVC-88	1
	UT15364	92	1221 Redbud Drive	ESSCVC-92	41
	UT15365	93	1211 Redbud Drive	ESSCVC-93	5 V
	UT15366	94	1203 Redbud Drive	ESSCVC-94	
a	UT15367	95 0	1193 Redbud Drive	ESSCVC-95	
220	UT15368	96	1185 Redbud Drive 民心	ESSCVC-96	
	UT15369	97	1177 Redbud Drive	ESSCVC-97	
	UT15370	98	1171 Redbud Drive	ESSCVC-98	
\bigcirc	UT15372	101	1166 Redbud Drive	ESSCVC-101	
	UT15373	102	1176 Redbud Drive	ESSCVC-102	1
	UT15374	103	1186 Redbud Drive	ESSCVC-103	57
	UT15375	104	(1)96 Redbud Drive	ESSCVC-104	>

LEGAL DESCRIPTION OF PROPERTY

ARCION Lots 80, 81, 84, 86, 87, 88, 92, 93, 94, 95, 96, 97, 98, 101, 102, 103 and 104, ELK SPRINGS AT SILVER CREEK VILLAGE SUBDIVISION, according to the official plat thereof, as recorded in the office of the , 2565 Unofficient copy Unofficient unofficial copy Summit County Recorder, State of Utah, on September 2,2021 as Entry No. 1172565 in the office of the UMORTICICIL

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