

When recorded, return to:  
M.D.C. Holdings, Inc.,  
4350 S. Monaco St., Suite 500  
Denver, CO, 80237  
Matthew Adeletti

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(Space above this line for Recorder's use)

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, ARROWHEAD PARTNERS LLC, a Utah limited liability company ("Grantor"), conveys to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation ("Grantee"), the following described real property situated in Utah County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

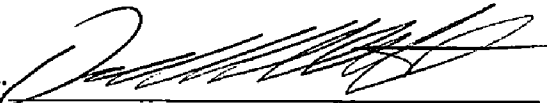
See the legal description set forth in Exhibit "A" attached and incorporated by this reference ("Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference ("Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

Dated this 29<sup>th</sup> day of October, 2021.

GRANTOR: ARROWHEAD PARTNERS LLC,  
a Utah limited liability company

By: 

Its: Manager

Date: October 29, 2021

BY: [Signature]

[Notarization on following page]

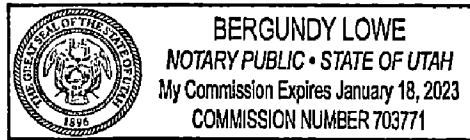
STATE OF Utah )  
 ) ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2021,  
by David K. Gardner it's Manager for  
ARROWHEAD PARTNERS LLC.

Bergundy Lowe  
Notary Public

My commission expires:

1.18.2023



**Exhibit "A"**

Legal Description  
(attached to Special Warranty Deed)

Lots 601 through 632, inclusive, Plat "F", VILLAGES AT ARROWHEAD PARK SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah.

**Exhibit "B"**

Permitted Exceptions  
(attached to Special Warranty Deed)

Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

General property taxes for the year 2021 were paid in the amount of \$10.13 under Base Tax ID No. 30-009-0084. New Tax ID No. **54-419-Lot #**.

General property taxes for the year 2020 were paid in the amount of \$11.66 under Base Tax ID No. 30-009-0080.

Said land is included within the incorporated city limits of Payson, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby.

Said land is included within the bounds of the Utah Valley Dispatch Special Service District, as shown by Instrument recorded September 30, 2008 as Entry No. 107508:2008 of Official Records, and is subject to any charges and assessments made thereby.

North Payson Annexation Specific Plan and Annexation Agreement recorded February 28, 2003 as Entry No. 29430:2003 of Official Records.

Development Agreement by and between Arrowhead Partners LLC and the City of Payson, the terms and conditions contained therein, recorded August 23, 2021 as Entry No. 146794:2021 of Official Records.

Master Declaration of Covenants, Conditions, and Restrictions of Arrowhead Park Master Homeowners' Association, Inc., recorded August 23, 2021 as Entry No. 146795:2021 of Official Records, and any amendments or supplements thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604©.

Notice of Reinvestment fee by the Arrowhead Park Master Homeowners' Association, the terms and conditions contained therein, recorded August 23, 2021 as Entry No. 146796:2021 of Official Records.

Those matters disclosed by an ALTA/NSPS survey made by McNeil Engineering, dated September 9, 2021, and designated as Project No. 21571.

All Notes, Easements and Restrictions as shown on the recorded subdivision plat.