

WHEN RECORDED, RETURN TO:
LGI Homes – Utah, LLC
1450 Lake Robbins Drive Suite 430
The Woodlands, TX 77380
Attn: Accounts Payable

Tax Parcel ID Number:
58:048:0116

#131309 - BHF

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

JRB EAGLE MOUNTAIN, LLC, a Utah limited liability company (“Grantor”), with an address of 2225 Panorama Way, Salt Lake City, UT 84124, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to LGI HOMES – UTAH, LLC, a Utah limited liability company, having an address of 1450 Lake Robbins Drive, Suite 430, The Woodlands, Texas 77380, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land in Utah County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof (the “Property”).

Subject only to those the matters identified and listed on the attached Exhibit B.

WITNESS the hand of said Grantor this 29th day of JANUARY 2021.

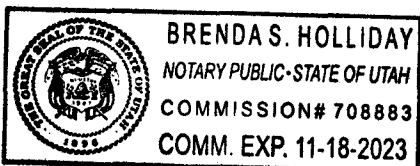
GRANTOR:

JRB EAGLE MOUNTAIN, LLC,
a Utah limited liability company

By: [Signature]
Name: JUSTIN J. BOOTH
Title: MANAGER

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

The foregoing instrument was acknowledged before me this 29th day of JANUARY 2021, by Justin J. Booth as Manager of JRB EAGLE MOUNTAIN, LLC, a Utah limited liability company.



[Signature]
Notary Public

EXHIBIT A
[Legal Description of the Property]

Beginning at the South quarter corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°50'24" East for a distance of 2,709.61 feet; thence South 89°31'55" East for a distance of 1,296.93 feet; thence South 38°00'30" East for a distance of 1,605.99 feet; thence South 35°52'22" West for a distance of 89.97 feet; thence North 84°49'24" West for a distance of 599.46 feet; thence South 04°44'11" West for a distance of 225.11 feet; thence along the arc of a curve, said curve turning to the left through an angle of 00°46'21", having a radius of 430.00 feet and a length of 5.80 feet, and whose chord bears North 85°38'58" West for a distance of 5.80 feet; thence South 15°43'00" West for a distance of 566.65 feet; thence South 20°02'15" West for a distance of 55.16 feet; thence South 51°47'47" West for a distance of 139.76 feet; thence South 66°06'46" West for a distance of 63.48 feet; thence North 89°36'51" West for a distance of 100.00 feet; thence South 00°23'09" West for a distance of 79.50 feet; thence South 39°53'49" East for a distance of 66.85 feet; thence South 00°23'09" West for a distance of 104.50 feet; thence South 89°36'51" East for a distance of 97.39 feet; thence along the arc of a curve, said curve turning to the left through 16°28'39", having a radius of 230.00 feet and a length of 66.15 feet, and whose chord bears South 36°35'45" East for a distance of 65.92 feet; thence along the arc of a curve, said curve turning to the right through an angle of 94°45'09", having a radius of 15.00 feet and a length of 24.81 feet, and whose chord bears South 02°32'30" West for a distance of 22.07 feet; thence South 60°51'18" East for a distance of 53.44 feet; thence along the arc of a curve, said curve turning to the right through 72°03'52", having a radius of 15.00 feet and a length of 18.87 feet, and whose chord bears North 79°44'56" East for a distance of 17.65 feet; thence along the arc of a curve, said curve turning to the left through an angle of 09°50'01", having a radius of 230.00 feet and a length of 39.47 feet, and whose chord bears South 69°08'08" East for a distance of 39.43 feet; thence South 15°43'00" West for a distance of 149.35 feet to a point on a line; thence North 89°36'51" West a distance of 1,449.00 feet to the point of beginning.

LESS AND EXCEPTING the area dedicated as a portion of Slick Rock Way lying within the bounds of Oquirrh Mountain Ranch Phase A, Plat 2, as recorded in the office of the Utah County Recorder, State of Utah.

Also described as (as surveyed):

A portion of the SE1/4 of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 25, T5S, R2W, SLB&M; thence N00°50'11"E along the 1/4 Section line 2,709.52 feet to a point on that Real Property described in Deed Entry No. 43937:2015 of the Official Records of Utah County; thence S89°31'44"E along said deed and along the Southerly lines of SUNSET RIDGE-PHASE A PLAT 5, according to the Official Plat thereof recorded March 19, 2019 as Entry No. 22188:2019 in the Office of the Utah County Recorder, SUNSET RIDGE-PHASE A PLAT 4, according to the Official Plat thereof recorded October 24, 2017 as Entry No. 105536:2017 in the Office of the Utah County Recorder and SUNSET RIDGE-PHASE A PLAT 3, according to the Official Plat thereof recorded December 29, 2016 as Entry No. 131052:2016 in the Office of the Utah County Recorder 1,169.26 feet to a point on the Westerly line of Lot 310, LONE TREE AT CIRCLE FIVE RANCH PLAT "C", according to the Official Plat thereof Recorded August 16, 2006 as Entry No. 105811:2006 in the Office of the Utah County Recorder; thence along said plat the following two (2) courses: 1) S01°38'13"W 0.28 feet; 2) S89°32'40"E 128.36 feet to Northerly extension of the Westerly line of that Real Property described in Deed Entry No. 7659:2011 of the Official Records of Utah County; thence S38°01'15"E along said extension and deed thereof 1,605.04 feet to the Westerly line of Pony Express Parkway; thence S35°52'09"W along said street 90.71 feet to the Northeasterly Corner of Lot 307, OQUIRRH MOUNTAIN

Exhibit A to Special Warranty Deed

RANCH PHASE A, FINAL PLAT 3, according to the Official Plat thereof recorded August 29, 2017 as Entry No. 84112:2017 in the Office of the Utah County Recorder; thence along said plat the following two (2) courses: 1) N84°49'17"W 599.21 feet; 2) S04°44'18"W 225.12 feet to the Northerly line of Bald Eagle Way as dedicated by the OQUIRRH MOUNTAIN RANCH PHASE A, FINAL PLAT 1, according to the Official Plat thereof recorded November 30, 2016 as Entry No. 120554:2016 in the Office of the Utah County Recorder; thence along said plat the following two (2) courses: 1) Westerly along the arc of a non-tangent curve to the left having a radius of 430.00 feet (radius bears: S04°44'16"W) a distance of 5.80 feet through a central angle of 00°46'21" Chord: N85°38'54"W 5.80 feet; 2) S15°43'07"W 566.64 feet to the Northwest Corner of Lot 207, OQUIRRH MOUNTAIN RANCH PHASE A, FINAL PLAT 2, according to the Official Plat thereof recorded August 30, 2019 as Entry No. 84800:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) S20°02'22"W 55.16 feet; 2) S51°47'54"W 139.76 feet; 3) S66°06'53"W 63.48 feet to the Northeasterly Corner of Lot 501, OQUIRRH MOUNTAIN RANCH PHASE A, FINAL PLAT 5, according to the Official Plat thereof recorded October 28, 2019 as Entry No. 111320:2019 in the Office of the Utah County Recorder; thence along said plat the following two (2) courses: 1) N89°36'44"W 100.00 feet; 2) S00°23'16"W 131.50 feet to the Southerly line of Slick Rock Way; thence S89°36'44"E along said street 43.22 feet to the Northwest Corner of Lot 502 of said OQUIRRH MOUNTAIN RANCH PHASE A, FINAL PLAT 5; thence along said lot the following two (2) courses: 1) S00°23'16"W 103.49 feet; 2) S89°36'44"E 97.39 feet to the Southerly line of Oquirrh Ranch Parkway; thence along said street the following five (5) courses: 1) Southeasterly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: N61°38'46"E) a distance of 65.21 feet through a central angle of 16°14'40" Chord: S36°28'33"E 64.99 feet to a point of reverse curvature; 2) along the arc of a curve to the right having a radius of 15.00 feet a distance of 24.76 feet through a central angle of 94°33'39" Chord: S02°40'56"W 22.04 feet; 3) S60°37'03"E 55.46 feet; 4) Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S46°22'43"E) a distance of 18.83 feet through a central angle of 71°54'57" Chord: N79°34'45"E 17.62 feet to a point of reverse curvature; 5) along the arc of a curve to the left having a radius of 230.00 feet a distance of 38.49 feet through a central angle of 09°35'15" Chord: S69°15'24"E 38.44 feet to the Northwest Corner of Parcel A of said OQUIRRH MOUNTAIN RANCH PHASE A, FINAL PLAT 2; thence S15°43'07"W along said Parcel 149.35 feet to the Section line; thence N89°36'45"W along the Section line 1,448.98 feet to the point of beginning.

EXHIBIT B
[Permitted Exceptions]

1. Taxes for the year 2021, not yet due and payable.
2. The Property is located within the boundaries of Eagle Mountain City, Timpanogos Special Service District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Utah Valley Dispatch Special Service District, Unified Fire Service Area, 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Easement in favor of the U.S. West Communications, Inc., a Colorado corporation, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the Property, recorded October 17, 1991, as Entry No. 41119, in Book 2844, at Page 695.
6. Blanket Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the Property. Said Easement recorded September 7, 2016, as Entry No. 86880:2016.
7. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded March 15, 2017 as Entry No. 25000:2017 (covers this and other land).
8. The following matters disclosed on that certain survey prepared by Focus Engineering and Surveying, LLC, having been certified under the date of September 15, 2020, as Job No. 20-0403, by Spencer W. Llewelyn, a Professional Land Surveyor holding License No. 10516507:
 - a. Various dirt roads running through the Property
 - b. Petroglyph enclosures
 - c. 0.6' fence encroachment along Oquirrh Mountain Ranch Phase "A" Plat 1
 - d. 0.0' to 2.0' fence encroachment along Oquirrh Mountain Ranch Phase "A" Plat 3
 - e. 0.8' to 2.9' wall encroachment along Oquirrh Mountain Ranch Phase "A" Plat 3
 - f. 1.3 +/- deed gap along Lone Tree at Circle Ranch Plat "C"

Exhibit B to Special Warranty Deed

- g. 0.2' to 0.5' deed overlap along Sunset Ridge Phase "A" Plat 3
- h. Existing 24" flared end storm drain terminating at existing pond

[End]