

**SPECIAL WARRANTY DEED**

THIS DEED, made this 22nd day of March, 2024, is between **CLAYTON PROPERTIES GROUP, INC**, a Tennessee corporation, successor by merger t Clayton Properties Group II, Inc., a Colorado corporation, dba Oakwood Homes (“Grantor”), and **DOMAIN TIMBERLAKE MULTISTATE, LLC**, a Delaware limited liability company (“Grantee”), whose street address is 590 Madison Avenue, 13<sup>th</sup> Floor, New York, NY 10022.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, the real property (the “Property”), together with improvements, if any, situate, lying and being in the Counties of Salt Lake and Utah, State of Utah, as more particularly described as follows:

See Exhibit “A”, attached hereto and incorporated herein by this reference;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and any and all easements or right to use easements relating to the Property and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Property, with the hereditaments and appurtenances;

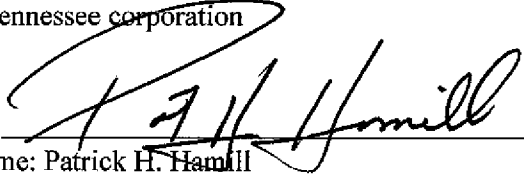
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any statutory exceptions incorporated herein by this reference.

[signature page follows]

IN WITNESS WHEREOF, this Deed is effective as of the date first set forth above.

BUILDER:

CLAYTON PROPERTIES GROUP, INC.  
a Tennessee corporation


By:   
Name: Patrick H. Hamill  
Title: Vice President

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

This instrument was acknowledged before me on this 26<sup>th</sup> day of February, 2024, by Pat Hamill, the Vice President of Clayton Properties Group, Inc., a Tennessee corporation, on behalf of the corporation.

Witness my hand and official seal.

(SEAL)

  
Notary Public

My commission expires: 1/19/25

TRACI MJ SWAIM  
Notary Public  
State of Colorado  
Notary ID # 19974000956  
My Commission Expires 01-19-2025

**Exhibit A to Special Warranty Deed**

(Legal Description)

**PARCEL 1**

Lots 103, 105 and 106, DAYBREAK VILLAGE 7 PLAT 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on November 8, 2017 as Entry No. 12654610 in Book 2017P at Page 308.

**PARCEL 2**

Lots 441 through 454, inclusive, and Lots 456 through 459, inclusive, and Lots 469 through 527, inclusive, DAYBREAK VILLAGE 7 PLAT 4, Amending a Portion of Lot 100-A of the Daybreak Village 7 Subdivision Amended, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on May 12, 2022 as Entry No. 13950994 in Book 2022P at Page 118.

**PARCEL 3**

Lots 733 through 782, inclusive, and Lots 796 through 800, inclusive, WANDER PHASE F1 AMENDED #1, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 10, 2023 as Entry No. 44662:2023.

**PARCEL 4**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1235.662 feet along the Section Line and North 3774.219 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°59'37" West 4.034 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'37" West, Chord: South 45°00'11" West 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence West 187.030 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears North, Chord: North 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 387.000 feet; thence West 59.000 feet; thence North 216.823 feet; thence North 89°59'46" West 410.008 feet; thence North 00°00'14" East 110.000 feet; thence North 89°59'46" West 41.004 feet; thence North 00°00'14" East 59.000 feet; thence North 116.007 feet; thence East 510.000 feet; thence South 104.040 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.305 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'13" East 16.969 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'34"; thence South 89°59'34" East 3.809 feet to said West Right-of-Way Line of Riverside Drive; thence along said Riverside Drive South 00°00'13" West 784.821 feet to the point of beginning.

(for informational purposes only, upon acceptance and recordation of the Plat H plat, Parcel II is to be known as: Lots 901 through 961, inclusive, WANDER PHASE H1)