

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.  
dba Oakwood Homes  
206 East Winchester Street  
Murray, Utah 84107

Tax Parcel Nos. 58-038-0054, 58-035-0105  
FATCO NCS-847549-PH4

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.


[SIGNATURE TO FOLLOW]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of recording.

GRANTOR:

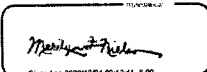
SUBURBAN LAND RESERVE, INC.  
a Utah corporation

JW By:   
Name: R. Steven Romney  
Its: President

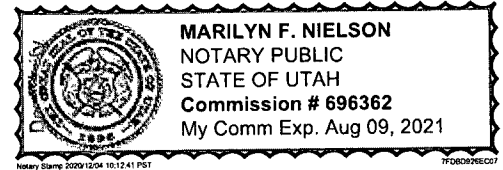
STATE OF UTAH                    )  
  : ss.  
COUNTY of SALT LAKE        )

12/04/2020

On this \_\_ day of \_\_\_\_\_, 2020, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

  
Notary Public

The principal making the affirmation and signing the document, R. Steven Romney, appeared remotely using audio/video communication technology approved by the State of Utah.



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4847-6168-4685



**EXHIBIT A****Legal Description of the Property**

Real property in the City of Saratoga Springs, County of Utah, State of Utah, described as follows:  
Two parcels of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcels being more particularly described as follows:

## Parcel A:

Beginning at the Southwest Corner of the Jordan Promenade Village 1 Plat B-2 subdivision, said point also being on the North right-of-way line of 400 South Street, said point lies North 89°57'40" West 1952.880 feet along the Quarter Section Line and North 39.548 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said North right-of-way line South 89°56'07" West 473.560 feet; thence North 00°03'53" West 49.371 feet; thence North 57°02'15" West 144.593 feet; thence North 00°57'32" East 45.146 feet; thence North 88°58'25" West 43.716 feet to a point on the East right-of-way line of Redwood Road and a point on a 19935.000 foot radius non tangent curve to the right, (radius bears South 88°58'25" East, Chord: North 01°10'24" East 102.325 feet); thence along said East right-of-way line the following (5) courses: 1) along the arc of said curve 102.325 feet through a central angle of 00°17'39"; 2) North 01°19'14" East 61.300 feet; 3) North 04°21'40" East 232.726 feet; 4) North 01°30'41" East 182.070 feet; 5) North 00°32'52" East 414.282 feet; thence South 89°59'47" East 623.900 feet to a point on the Westerly boundary line of said Jordan Promenade Village 1 Plat B-3; thence along said Jordan Promenade Village 1 Plat B-3 and Jordan Promenade Village 1 Plat B-2 the following (18) courses: 1) South 88.004 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 2) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 3) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 4) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 5) South 176.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 8) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 9) South 216.460 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 10) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 11) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 12) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 13) South 196.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 14) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 15) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 16) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 17) South 140.835 feet to a point on a 16.000 foot radius tangent curve to the right, (radius bears West, Chord: South 44°58'04" West 22.615 feet); 18) along the arc of said curve 25.115 feet through a central angle of 89°56'07" to the point of beginning.

*Cked by JJB 19 Nov. 2020*

## Parcel B:

Beginning North 89°57'40" West 1946.012 feet along the Quarter Section Line and North 2058.855 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and

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**EXHIBIT A (cont.)**

**Legal Description of the Property**

Meridian and running thence the following (3) courses: 1) North 89°59'47" West 119.000 feet; 2) North 00°00'13" East 43.494 feet; 3) North 89°59'48" West 481.206 feet to the East Right-of-Way Line of Redwood Road; thence along said East Right-of-Way Line North 01°17'19" East 36.393 feet; thence South 89°27'10" East 291.873 feet; thence North 00°12'42" East 376.014 feet; thence East 306.163 feet; thence South 00°00'13" West 453.138 feet to the point of beginning.

*Cked by JJB 19 Nov. 2020*

APN: 58:038:0054 and 58:035:0105

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### Oakwood - SWD.pdf

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 Remote Notary: Yes / State: UT

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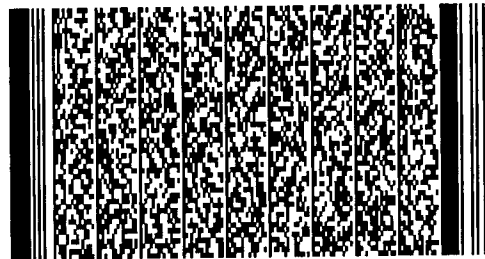
### E-Signature Summary

**Signer 1: R. Steven Romney (RSR)**

December 04, 2020 09:12:41 -8:00 [DEA9E0A1D615] [73.20.31.187]  
 romneys@slreserve.com (Personally Known)

**E-Signature Notary: Marilyn F. Nielson (MFN)**

December 04, 2020 09:12:41 -8:00 [7FDBD926EC07] [65.130.218.127]  
 nielsonm@slreserve.com  
 I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



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