

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/30/2023 02:48:53 PM Fee \$40.00 By US TITLE  
INSURANCE AGENCY

SEND TAX NOTICES TO:

Silverstone Ash Holdings, L.L.C.,  
1791 Nuteam Circle  
Washington, Utah 84780

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

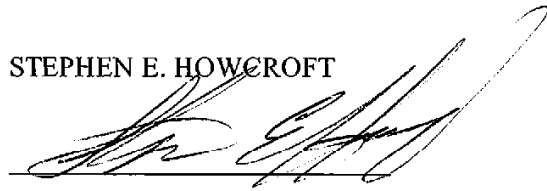
### SPECIAL WARRANTY DEED

STEPHEN E. HOWCROFT, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to SILVERSTONE ASH HOLDINGS, L.L.C, Grantee, of 1791 Nuteam Circle, Washington Utah 84780 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

See Exhibit "A" attached hereto.

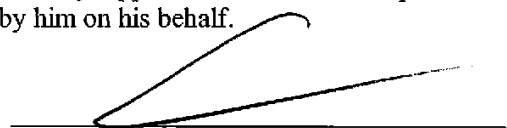
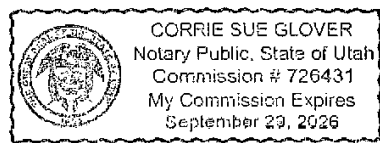
WITNESS, the hand of said Grantor this <sup>30<sup>th</sup></sup> day of October, 2023.

STEPHEN E. HOWCROFT



STATE OF UTAH )  
County of Washington ) : ss.

On the 30 day of October, 2023, personally appeared before me Stephen ~~How~~<sup>How</sup> Howcroft, and that the said instrument was signed by him on his behalf.

  
NOTARY PUBLIC

**EXHIBIT "A"**

BEGINNING AT A POINT N 1°05'22" E 871.30 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°42'48" W 508.68 FEET, TO A POINT ON THE EAST BOUNDARY OF BUENA VISTA DRIVE AS SHOWN ON ROAD DEDICATION, DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (2) THENCE N 1°12'10" E 492.86 FEET, TO THE SOUTHWEST CORNER OF LOT 2, DAN PROPERTIES SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°18'27" E 533.17 FEET ALONG THE SOUTH LINE OF SAID LOT 2, TO A POINT OF THE SAID EAST LINE OF SECTION 14; THENCE S 1°05'22" W 13.64 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 622103, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°15'13" E 665.12 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20130003361, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 0°59'55" W 483.73 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE S 89°42'48" W 666.07 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PORTION WITHIN DESERT CACTUS DRIVE AS SHOWN ON THE FINAL PLAT OF DESERT RIDGE TOWNHOMES PHASES 1A & 1B, DOCUMENT NO. 20220003425, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Situated in Washington County

APN: W-21234