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**WHEN RECORDED RETURN AND  
MAIL TAX NOTICES TO:**  
Toll Southwest LLC  
1140 Virginia Drive  
Fort Washington, PA 19034  
Attn: Yolanda Rodriguez, Esq.

ENT 20491:2022 PG 1 of 5  
**Andrea Allen**  
**Utah County Recorder**  
2022 Feb 15 04:41 PM FEE 108.00 BY CS  
RECORDED FOR Northern Title Company  
ELECTRONICALLY RECORDED

Affects Parcel ID Nos. 11-030-0169; 11-031-0208;  
11-031-0210

## **SPECIAL WARRANTY DEED**

ESTATES OF TRAVERSE MOUNTAIN, LLC, a Utah limited liability company, Grantor, of Logan, County of Cache, State of Utah, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor to TOLL SOUTHWEST LLC, a Delaware limited liability company, Grantee, of 1140 Virginia Drive, Fort Washington, PA 19034, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract(s) of land in Utah County, State of Utah, to wit:

See Exhibit "A" attached and incorporated by reference (the "Property").

Subject to easements, declarations of covenants and restrictions, and rights of way of record, and taxes and assessments for the current year and thereafter, and all matters identified on the attached Exhibit "B".


WITNESS the hand of Grantor this 15 day of February, 2022.

**GRANTOR:**

**ESTATES OF TRAVERSE MOUNTAIN,  
LLC**, a Utah limited liability company

By: ESTATES MANAGEMENT, LLC, its  
manager

By: PW MANAGEMENT, LLC, its  
authorized manager

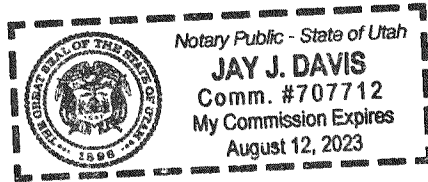
  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Name: Brent Willie, Manager  


STATE OF UTAH )  
: ss.  
County of Cache )

*handwritten initials* (77)

On the 15<sup>th</sup> day of February, 2022, personally appeared before me Brent Willie, who, being by me duly sworn, did say that he/she is the manager of PW MANAGEMENT, LLC, a Utah limited liability company, the authorized manager of ESTATES MANAGEMENT, LLC, a Utah limited liability company, the manager of ESTATES OF TRAVERSE MOUNTAIN, LLC, a Utah Limited Liability Company, and that the said instrument was signed in behalf of said Limited Liability Company by authority of its Articles/Certificate of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



*Handwritten signature of Jay J. Davis*  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A TO DEED**

**LEGAL DESCRIPTION**

LOTS 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344 SEASONS ESTATES SUBDIVISION, PLAT "D" AS SHOWN BY THE OFFICIAL PLAT THEREOF FILED FEBRUARY 4, 2022, AS FILING NO. 16020-2022 MAP NUMBER 18158 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, UTAH.

**EXHIBIT "B" TO THE DEED**  
**PERMITTED TITLE EXCEPTIONS**

1. Taxes for the year 2022 are now a lien, not yet due or payable. Tax Serial No. 11-030-0169.
2. Taxes for the year 2022 are now a lien, not yet due or payable. Tax Serial No. 11-031-0208.
3. Taxes for the year 2022 are now a lien, not yet due or payable. Tax Serial No. 11-031-0210.
4. Said property may be included within the taxing assessment district of 010; Lehi City; Utah County, Utah and may be subject to the charges and assessments thereof. (none due and payable)
5. Any water rights or claims or title to water in or under the Property.
6. Mineral rights, claims or title to minerals in or under the land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easements or other rights relating thereto, whether express, implied, recorded or unrecorded.
7. ANNEXATION AND DEVELOPMENT AGREEMENT  
Recorded: May 30, 1997  
Entry No.: 41417-1997
8. SUBDIVISION DEVELOPMENT AGREEMENT  
Recorded: August 31, 2001  
Entry No.: 88403-2001
9. All matters applicable to the property shown by the official plat of Seasons Estates Subdivision Plat "D" filed February 4, 2022, as filing no. 16020-2022 in the office of the Recorder of Utah County, Utah.
10. Covenants, conditions, and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
  
Entry No.: 88405-2001  
Entry No.: 74443-2004  
Entry No.: 88194-2007  
Entry No.: 25551-2016  
Entry No.: 25552-2016  
Entry No.: 25553-2016  
Entry No.: 25554-2016  
Entry No.: 25555-2016  
Entry No.: 25556-2016  
Entry No.: 25557-2016
11. ORDINANCE  
Recorded: November 26, 2007

Entry No.: 164999-2007

12. Notice to Sellers, Buyers, and Title Companies of the Existence of Homeowners Association Fee Obligation Due on Purchase recorded February 24, 2012 as Entry No. 14436-2012 of Official Records.

13. ORDINANCE NO. 35-2011 NOTICE OF ADOPTION AND BINDING EFFECT OF TRAVERSE MOUNTAIN AREA PLAN

Recorded: June 14, 2012

Entry No.: 49621-2012

14. LONG-TERM STORMWATER MANAGEMENT AGREEMENT

By and Between: Lehi City and Estates of Traverse Mountain, LLC, a Utah limited liability company

Dated: June 8, 2021

Recorded: June 15, 2021

Entry No.: 108576-2021

15. Any rights, interest, or claims which may exist or arise by reasons shown on an ALTA Survey, Job No. 20-0624, dated December 14, 2021, last revised January 19, 2022, prepared by Focus Engineering and Surveying, LLC.

16. DEED OF TRUST

Trustor: Toll Southwest LLC, a Delaware limited liability company

Trustee: Northern Title Company

Beneficiary: Estates of Traverse Mountain, LLC, a Utah limited liability company dba Lakeview Estates

Amount:

Dated:

Recorded:

Entry No.:

Book/Page:

17. NOTICE OF DESIGNATION OF NEIGHBORHOOD BUILDER STATUS AND WAIVER OF RIGHT OF DE-ANNEXATION

Recorded:

Entry No.:

Book/Page:

End of Exhibit B