

**WHEN RECORDED RETURN AND
MAIL TAX NOTICES TO:**

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington, PA 19034
Attn: _____

Parcel ID Nos. 66-705-0201, 66-705-0221,
66-705-0222, 66-705-0223,
66-705-0228, 66-705-0232,
66-705-0237, 66-705-0240

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 20th day of December, 2021.

GRANTOR:

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

By: ESTATES MANAGEMENT, LLC, its
manager

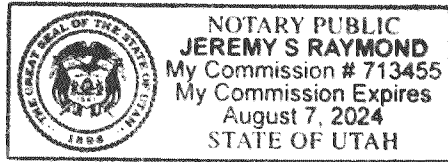
By: PW MANAGEMENT, LLC, its
authorized manager


Witness

By: 
Name: Paul Willie, Manager

STATE OF UTAH)
 : ss.
County of Cache)

On the 20th day of December, 2021, personally appeared before me Paul 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.



Jeremy S. Raymond

NOTARY PUBLIC

EXHIBIT A TO DEED

LEGAL DESCRIPTION

LOTS 201, 221, 222, 223, 228, 232, 237, 240 SEASONS ESTATES SUBDIVISION, PLAT "B"
AS SHOWN BY THE OFFICIAL PLAT THEREOF FILED OCTOBER 10, 2019 AS FILING
NO. 103941-2019 MAP NUMBER 16755 IN THE OFFICE OF THE RECORDER OF UTAH
COUNTY, UTAH.

EXHIBIT "B" TO THE DEED

PERMITTED TITLE EXCEPTIONS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings, by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Property.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate land survey of Property and not shown by the public records.
5. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0201.
6. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0221.
7. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0222.
8. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0223.
9. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0228.
10. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0232.
11. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0237.
12. Taxes for the year 2021 have been paid, none due and payable. Tax Serial No. 66-705-0240.
13. 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)
14. ANNEXATION AND DEVELOPMENT AGREEMENT
Recorded: May 30, 1997
Entry No.: 41417-1997
15. SUBDIVISION DEVELOPMENT AGREEMENT
Recorded: August 31, 2001
Entry No.: 88403-2001
16. 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
Entry No: 82616-2018

17. 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.

18. ORDINANCE
Recorded: November 26, 2007
Entry No.: 164999-2007

19. ORDINANCE NO. 35-2011 NOTICE OF ADOPTION AND BINDING EFFECT OF TRAVERSE MOUNTAIN AREA PLAN
Recorded: June 14, 2012
Entry No.: 49621-2012

20. Subject to all easements/right of ways, covenants & restrictions, reservations, warnings, roadways, building setback lines, fiber optics, notes, etc. as disclosed by the official plat of Seasons Estates Subdivision Phase B filed October 10, 2019, as filing no.103941-2019 in the office of the Recorder of Utah County, Utah.

21. 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:

End of Exhibit B