

3179843  
BK 7325 PG 2253

E 3179843 B 7325 P 2253-2256  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/14/2019 4:49:00 PM  
FEE \$86.00 Pgs: 4  
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE &

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:  
Century Land Holdings of Utah, LLC  
c/o Century Communities  
8390 E. Crescent Parkway, Suite 650  
Greenwood Village, CO 80111  
Attn: Legal Department  
170709

**SPECIAL WARRANTY DEED**

OLYMPUS INVESTMENTS, LLC, a Utah limited liability company, Grantor, of North Ogden City, Weber County, State of Utah, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, of 2989 Maple Loop Drive, Suite 110, Lehi, Utah 84043, the following described real property which is located in Davis County, Utah, and is more particularly described as follows:

See the attached Exhibit "A" which is incorporated herein; and

Subject only to the permitted exceptions set forth in Exhibit "B" hereto.

Dated as of the 14 day of August, 2019.

OLYMPUS INVESTMENTS, LLC,  
a Utah limited liability company

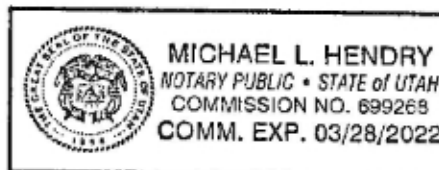
By: *Eric P. Thomas*  
Name: Eric P. Thomas  
Title: Manager

State of Utah )  
  ):ss  
County of Weber )

The foregoing instrument was acknowledged before me this 14 day of August, 2019, by ERIC THOMAS, as Manager of Olympus Investments, LLC, a Utah limited liability company.

*Michael L. Hendry*  
Notary Public  
Residing at: Raydon, Utah

My Commission Expires: 3-28-22



**Exhibit "A"**  
**To**  
**Special Warranty Deed**

**Legal Description**

ALL OF LOTS 314, 318, 319, 320, 321, 322, 323, 324 & 325, VISTAS AT EASTGATE SUBDIVISION, PHASE 3, LAYTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALL OF LOTS 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 417R, 418R, 419R, 420, 421, 422, 423, 424, 425, 426 & 427, VISTAS AT EASTGATE SUBDIVISION, PHASE 4, LAYTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**Exhibit "B"**  
**To**  
**Special Warranty Deed**  
  
**Permitted Exceptions**

1. Taxes for the year 2019 are accruing as a lien but are not yet due or payable and will be paid under prior serial numbers 09-119-0025 & 09-119-0026.

Taxes for the year 2020 will be paid under SERIAL NUMBERS: 09-432-0314, 09-432-0318, 09-432-0319, 09-432-0320, 09-432-0321, 09-432-0322, 09-432-0323, 09-432-0324, 09-432-0325, 09-438-0401, 09-438-0402, 09-438-0403, 09-438-0404, 09-438-0405, 09-438-0406, 09-438-0407, 09-438-0408, 09-438-0409, 09-438-0410, 09-438-0411, 09-438-0412, 09-438-0413, 09-438-0417, 09-438-0418, 09-438-0419, 09-438-0420, 09-438-0421, 09-438-0422, 09-438-0423, 09-438-0424, 09-438-0425, 09-438-0426, 09-438-0427

Lien arising as of 12 o'clock noon of January 1 for any unpaid personal property taxes which may be listed against the property described herein.

2. Said property is included within the boundaries of Davis County Taxing District number 639 and is subject to any charges and assessments levied by them as a result of services provided. Charges are current as of the date of policy.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. Subject to easements, building setback lines, restrictions, dedications, or notes as set forth on the recorded plat of Vistas at Eastgate Phases 3 & 4. Phase 3 dedication plat was recorded with Davis County Recorder of the State of Utah on January 9, 2019 as Entry number 3137538 in Book 7175 at Page 185. Phase 4 dedication plat was recorded with Davis County Recorder of the State of Utah on July 3, 2019 as Entry number 3170562 in Book 7297 at Page 1148. Weber Basin Water Conservation District ("WBWCD") is the owner of that parcel of real property (the "WBWCD Property") located to the south of, and adjacent to, those Lots 402 through 413 as shown on Vistas at Eastgate Phase 4 plat. WBWCD owns an existing fence that runs parallel to the Southerly Lot lines of such Lots 402 thru 413, and according to certain surveys, such fence does not lie on the deeded boundary line between the WBWCD Property and such Lots 402 through 413, but is located south of the northerly boundary of the WBWCD Property. Any improvements built on such Lots 402 through 413 that extend beyond the southern deeded boundary of such Lots, including any that may extend to the existing fence, may encroach on the WBWCD Property (such improvements, the "Encroaching Improvements"). In the event that WBWCD, its successors or assigns, should elect to relocate the existing fence to the deeded boundary line between the WBWCD Property and such Lots 402 through 413, then the Company will not be responsible for the relocation of the Encroaching Improvements made by the insured, its successors or assigns.

5. ORDINANCE NO. 07-36

Dated: October 18, 2007

Purpose: AN ORDINANCE ADOPTING THE EAST GATE ECONOMIC DEVELOPMENT PLAN AND BUDGET

Recorded: October 22, 2007

Entry Number: 2315107

Book: / Page: 4393 / 242

6. EASEMENT

In Favor Of: MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY

Dated: July 29, 1942

Recorded: April 30, 1943

Entry Number: 83100

Book "O" of Liens & Leases / Page: 22

Special Warranty Deed

Vistas at Eastgate – Phase 2

7. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VISTAS AT EASTGATE

Recorded: May 14, 2018  
Entry Number: 3093086  
Book: / Page: 7014 / 658

FIRST AMENDMENT TO AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VISTAS AT EASTGATE

Dated: June 20, 2019  
Recorded: June 24, 2019  
Entry Number: 3168169  
Book: / Page: 7290 / 1558

But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3807 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

8. BYLAWS OF THE VISTAS AT EASTGATE HOMEOWNERS ASSOCIATION

Dated: June 11, 2019  
Recorded: June 25, 2019  
Entry Number: 3168289  
Book: / Page: 7291 / 421

9. NOTICE OF REINVESTMENT FEE COVENANT

Dated: June 11, 2019  
Recorded: June 25, 2019  
Entry Number: 3168290  
Book: / Page: 7291 / 433