

WHEN RECORDED, RETURN TO:

Quarles & Brady, LLP
One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004
Attn: Jason Wood

Tax Parcel No: 49-991-0101 through 49-991-0111, 49-991-0116 through 49-991-0169, 49 992-0201 through 49-992-0211, 49-992-0222 through 49-992-0236, 49-993-0101 through 49 993-0126 and 49-993-0147 through 49-993-0195

168044-CAP

SPECIAL WARRANTY DEED

(Ault Farms, Utah)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company, successor by statutory conversion from LENNAR HOMES OF UTAH, INC., a Delaware corporation ("**Grantor**"), hereby grants and conveys to AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o AG Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ, Attn: Steven Benson, that certain real property situated in Utah County, Utah described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPT all oil, gas and other minerals as reserved in Patents from the United States of America or any other applicable governing authority.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, tenements, hereditaments, appurtenances, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), (b) all applicable zoning ordinances, building codes, laws and regulations, (c) reservations in patents, water rights, claims or titles to water (d) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument, (e) all documents establishing or relating to the project of which the Property is a portion, (f) any matter arising in connection with any action or omission of Grantee or its

employees, contractors, agents, or representatives, and any other matter not caused by the act or authorization of Grantor, and (g) any matter or circumstance that would be disclosed by an accurate ALTA/NSPS survey or physical inspection of the Property; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

[Signature on Next Page]

EXECUTED this 10 day of May, 2023.

Grantor:

LENNAR HOMES OF UTAH, LLC,
a Delaware limited liability company

By: [Signature]
Name: Bryson Fish
Its: Division President

STATE OF UTAH)
)ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by on May 10th, 2023, by Bryson Fish, the Division President of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company.

[Signature]
Notary Public
Residing at: Salt Lake

My Commission Expires:

August 3, 2026

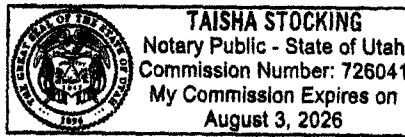


EXHIBIT A

Legal Description of Property

Parcel 1:

Lots 101 through 111, inclusive, and 116 through 169, inclusive PARKWAY FIELDS PHASE A, PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder on December 28, 2022 as Entry No. 127983:2022.

Parcel 2:

Lots 201 through 211, inclusive, and 222 through 236, inclusive, PARKWAY FIELDS PHASE A, PLAT 2.1, according to the official plat thereof as recorded in the office of the Utah County Recorder on December 28, 2022 as Entry No. 127984:2022.

Parcel 3:

Lots 101 through 126, inclusive, and 147 through 195, inclusive, PARKWAY FIELDS PHASE B, PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder on December 28, 2022 as Entry No. 127985:2022.