

WHEN RECORDED, MAIL TO:
Fieldstone Heritage East, LLC
12896 South Pony Express Road, #400
Draper, UT 84020
BT-19261

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SYRACUSE CITY CORPORATION, a municipality and political subdivision of the State of Utah, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to FIELDSTONE HERITAGE EAST, LLC, a Utah limited liability company, as Grantee, the real property located in Davis County, State of Utah described as follows:

See Exhibit "A" attached hereto and by this reference made a part thereof

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; and (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14 day of December, 2021.



SYRACUSE CITY CORPORATION

By [Signature]
Michael Gailey, Mayor

State of Utah)
) :ss
County of Utah)

On the 14 day of December, 2021, personally appeared before me Michael Gailey, who being by me duly sworn did say that he is the Mayor of Syracuse City Corporation, a municipality and political subdivision of the State of Utah, and acknowledged to me that he signed the foregoing instrument in behalf of said corporation by authority of its bylaws (or of a resolution of its Board of Directors) and said Michael Gailey duly acknowledged to me that said corporation executed the same.

[Signature]
Notary Public
My commission expires: October 30, 2023

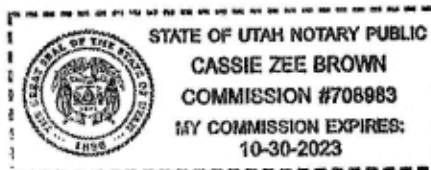


EXHIBIT "A"

The land referred to is located in Davis County, State of Utah, and is described as follows:

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the East-West Quarter Section line of said Section 10, point being North $89^{\circ}59'35''$ West 1071.78 feet from the East Quarter Corner of said Section 10 and running thence; North $89^{\circ}59'35''$ West 528.18 feet along the East-West Quarter Section and long the North line of Villa Vista Subdivision Unit 1 to the East line of Tanner Heritage Estates Subdivision; thence North $00^{\circ}00'58''$ East 659.45 feet along said East line to the South line of Meadow Park No. 5 Subdivision; thence South $89^{\circ}58'49''$ East 1154.32 feet along said South line to and along the South line of Meadow Park No. 3 Subdivision; thence South $26^{\circ}50'22''$ East 298.22 feet; thence North $89^{\circ}59'37''$ West 760.00 feet; thence South $00^{\circ}08'31''$ West 393.11 feet to the point of beginning.

Together with the rights to a seventy five (75) foot wide easement for roadway purposes through across and perpendicular to the following described parcel of land disclosed in Warranty Deed recorded February 10, 1978 as Entry No. 486466 in Book 691 at Page 276, in the office of the Davis County Recorder, described as follows:

Beginning at the East One-Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian; running thence North along the Section line 659.32 feet to the North boundary line of the Grantor's land; thence West along said North boundary line 447.08 feet; thence South $27^{\circ}09'00''$ East 738.94 feet to the South boundary line of said Grantors land; thence East along said South boundary line 111.87 feet to the point of beginning. Less that portion occupied by 1000 West Street.

(12:051:0062)