

WHEN RECORDED, RETURN TO:

Lennar Homes of Utah, LLC
Attn: Steven Jackson
111 E Sego Lily Drive, Suite 150
Sandy, UT 84070

Tax Parcel ID Nos:
70-008-3025 to 3048 inclusive, and 70-008-3093 to 3116 inclusive; and
70-009-3117 to 3140 inclusive, and 70-009-3165 to 3211 inclusive

GT File: L45973E-2C

SPECIAL WARRANTY DEED

BCP DEVELOPMENT, INC., a Utah corporation, GRANTOR, hereby conveys and warrants against all who claim by, through, or under Grantor, to **LENNAR HOMES OF UTAH, LLC**, a Delaware limited liability company, GRANTEE, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described parcel of real property in Utah County, Utah (the "*Property*"), to wit:

SEE EXHIBIT A HERETO.

SUBJECT ONLY TO the items listed on EXHIBIT B hereto.

[SIGNATURE ACKNOWLEDGEMNT PAGE TO FOLLOW]

EXHIBIT A

Legal Description of the Property

(Tax Parcels: 70-008-3025 THROUGH 70-008-3048 AND 70-008-3093 THROUGH 70-008-3116)
LOTS 3025 THROUGH 3048 AND 3093 THROUGH 3116, PLAT 1, PARKWAY FIELDS, PHASE C
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OR RECORD IN THE
OFFICE OF THE UTAH COUNTY RECORDER.

(Tax Parcels: 70-009-3117 THROUGH 70-009-3140, 70-009-3165 THROUGH 70-009-3211)
LOTS 3117 THROUGH 3140 AND 3165 THROUGH 3211, PLAT 2, PARKWAY FIELDS, PHASE C
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
OFFICE OF THE UTAH COUNTY RECORDER.

EXHIBIT B

List of Permitted Exceptions

1. Taxes for the present year and thereafter. Taxes for the year 2023 and prior years have been **PAID, including assessed Rollback Taxes for subdivision land withdrawn from Parent Tax ID No. 59-018-0052 or 59-018-0054**
New County Tax Parcel Number(s): **70-008-3025 to 3048 and 70-008-3093 to 3116; and 70-009-3117 to 3140 and 70-009-3165 to 3211.**
2. The Land is within the boundaries of **EAGLE MOUNTAIN, UTAH COUNTY, UTAH** and is therein located within **Tax District 38**, and is subject to any charges and assessments levied thereunder.
3. The official **Plat Map for Parkway Fields Phase C, Plat 1** recorded in the official records December 6, 2023 as Entry No. 78690, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.
4. The official **Plat Map for Parkway Fields Phase C, Plat 2** recorded in the official records December 6, 2023 as Entry No. 78691, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.
5. Any water rights, claims or title to water in or under the Land.
6. Any and all outstanding oil, gas, mineral rights, and/or mining rights, etc., including, but not limited to, the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights or interests. The Company makes no representation as to the present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of such rights or interests that are not listed.
7. Unrecorded leaseholds and rights of parties in possession, and the rights of all parties claiming by, through or under such tenants or leaseholds.
8. Easement in favor of the Town of Eagle Mountain for the purpose of installing and maintaining a storm drain pipeline and incidental purposes, by instrument recorded February 22, 1999, as Entry No. 20688, in Book 4983, at Page 71.
9. Non-Exclusive Right-of-Way and Easement in favor of Eagle Mountain City, a municipal corporation of the State of Utah to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmissions and distribution facilities and incidental purposes, by instrument dated December 27, 2010 and recorded January 5, 2011, as Entry No. 1458:2011.

Assignment and Apportionment of Easements Natural Gas Pipeline Facilities in favor for Questar Gas company, a Utah corporation, recorded March 9, 2015 as Entry No. 19044:2015.

Agreement for the Apportionment of Easements by and between PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power and Eagle Mountain City, dated June 9, 2016 and recorded September 19, 2016 as Entry No. 91360:2016.
10. Easement(s) in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land, as evidenced by that certain Quitclaim Deed and Assignment recorded June 22, 2012, as Entry No. 51877:2012.

(Continued)

Exhibit B: Permitted Exceptions Continued:

11. The effects of that certain Well Access and Water Line Easement in favor of Sherie A. Warner And Janice A. Pace As Co-trustees Of The Hrls Alaska Trust, Dated January 2, 2014 recorded September 23, 2019 as Entry No. 94034:2019 in the official records of the Utah County Recorder's Office.
12. Easements as contained in that certain Quit Claim Deed, dated December 9, 1996 and recorded December 13, 1996 as Entry No. 100502 in Book 4145 at Page 48 and in that certain Warranty Deed, dated October 8, 2004 and recorded October 8, 2004 as Entry No. 115246:2004.
13. Resolution No. R 19-2002 to Create The Eagle Mountain City, Utah Special Improvement District No. 2002-1 Described in the Notice of Intention Concerning the District and Authorizing the City Officials to Proceed to make Improvements as set forth in the Notice of Intention to Create the District recorded January 9, 2003 as Entry No. 3750:2003; as Amended by Resolution No. R 16-2003 to create District No. 2003-1 recorded September 24, 2003 as Entry No. 155877:2003.
14. The effects, terms and conditions of the covenants, conditions and restrictions, and any related bylaws, recorded March 31, 2023 as Entry No. 20242-2023; and any amendments or supplements thereto as may have been recorded from time to time, and any charges created thereunder, including any charges, dues or assessments levied by any home owners association or similar organization, but omitting any covenants or restrictions, if any, 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.