



Prepared By Prospect Title Insurance
Agency, LLC
97045-22

After Recording Mail Tax Notice To:
Weekley Homes, LLC
Attn: John Johnson
1111 N. Post Oak Road
Houston, TX 77055

ENT 40469 : 2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Jun 22 03:33 PM FEE 40.00 BY CS
RECORDED FOR Prospect Title Insurance
ELECTRONICALLY RECORDED

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

AF Holdings, LLC and Camberlango Development Group, LLC

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by

CND-Grove Acres, LLC, a Utah limited liability company

GRANTEE(S), of Houston Texas, hereby CONVEY AND WARRANT against all
claiming by, through or under it and against acts of itself unto said GRANTEE(S), the
following lands lying in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

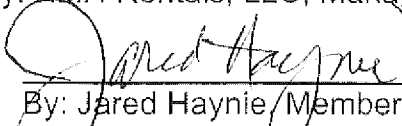
TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining thereto, being subject, however, to easements, rights of way, restrictions,
etc., of record or enforceable in law or equity.


Tax Serial No. 14-023-0226

Witness our hands on 21st day of June, 2023

Grantor:

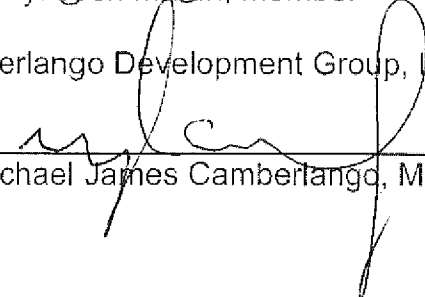
AF Holdings, LLC, a Utah Limited Liability Company
By: HMH Rentals, LLC, Manager


By: Jared Haynie, Member


By: Brandon Huntsman, Member

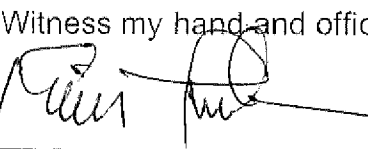

By: Josh Martin, Member

Camberlango Development Group, LLC, a Utah Limited Liability Company

By: 
Michael James Camberlango, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 21st day of June, 2023, before me Kevin Pinder, a notary public, personally appeared Jared Haynie, Brandon Huntsman, and Josh Martin, Members of HMH Rentals, LLC, Manager of AF Holdings, LLC, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged said corporation executed the same.

Witness my hand and official seal


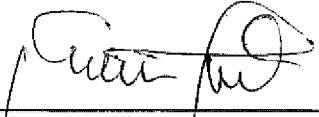
Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 21st day of June, 2023, before me Kevin Pinder, a notary public, personally appeared Michael James Camberlango, Manager of Camberlango Development Group, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged said corporation executed the same.

Witness my hand and official seal



Notary Public



EXHIBIT A

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LOCATED 1815.76 FEET SOUTH 89°34'38" WEST ALONG THE SECTION LINE AND 638.03 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 1°28'03" WEST A DISTANCE OF 150.37 FEET, THENCE SOUTH 1°22'31" WEST A DISTANCE OF 148.02 FEET, THENCE SOUTH 1°36'54" WEST A DISTANCE OF 151.91 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 53.39 FEET, HAVING A RADIUS OF 400.00 FEET, THE CHORD OF WHICH IS SOUTH 86°10'34" EAST FOR A DISTANCE OF 53.35 FEET, THENCE SOUTH 90°00'00" EAST A DISTANCE OF 223.32 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 6.85 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 76°54'32" EAST FOR A DISTANCE OF 6.80 FEET, THENCE SOUTH 88°52'34" EAST A DISTANCE OF 7.78 FEET, THENCE SOUTH 0°38'07" WEST A DISTANCE OF 66.13 FEET, THENCE NORTH 88°48'02" WEST A DISTANCE OF 0.92 FEET TO A NON-TANGENT CURVE TO THE LEFT, THENCE ALONG SAID CURVE 17.08 FEET, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 57°22'30" WEST FOR A DISTANCE OF 16.17 FEET, THENCE SOUTH 90°00'00" WEST A DISTANCE OF 222.43 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE 53.52 FEET, HAVING A RADIUS OF 456.00 FEET, THE CHORD OF WHICH IS NORTH 86°38'16" WEST FOR A DISTANCE OF 53.49 FEET, THENCE SOUTH 0°44'18" WEST A DISTANCE OF 79.87 FEET, TO A POINT EXTENDING ON THE NORTHERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "C" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6973-82, THENCE ALONG SAID SUBDIVISION THE FOLLOWING 3 CALLS: 1) NORTH 90°00'00" WEST A DISTANCE OF 137.88 FEET, 2) THENCE NORTH 82°45'23" WEST A DISTANCE OF 56.48 FEET, 3) NORTH 89°19'00" WEST A DISTANCE OF 519.94 FEET TO A POINT ON THE EASTERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6657-79, THENCE ALONG SAID SUBDIVISION THE FOLLOWING CALLS: 1) NORTH 0°17'00" WEST A DISTANCE OF 100.00 FEET, 2) NORTH 0°22'47" EAST A DISTANCE OF 56.00 FEET, 3) NORTH 0°17'00" WEST A DISTANCE OF 100.01 FEET, 4) NORTH 89°19'00" WEST A DISTANCE OF 179.97 FEET, 5) NORTH 83°35'53" WEST A DISTANCE OF 56.38 FEET, 6) SOUTH 89°45'00" WEST A DISTANCE OF 94.74 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FOUNTAIN VIEW SUBDIVISION PLAT "A" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE FILE NUMBER 8779-100, THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0°15'59" WEST A

DISTANCE OF 127.40 FEET, THENCE NORTH $89^{\circ}59'58''$ EAST A DISTANCE OF 158.56 FEET, THENCE NORTH $1^{\circ}01'37''$ WEST A DISTANCE OF 188.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET, THENCE ALONG SAID RIGHT-OF-WAY SOUTH $89^{\circ}33'00''$ EAST A DISTANCE OF 425.13 FEET, THENCE SOUTH $01^{\circ}01'37''$ EAST 120.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $89^{\circ}59'52''$, HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH $77^{\circ}27'19''$ EAST FOR A DISTANCE OF 70.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF $40^{\circ}06'28''$, HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH $12^{\circ}24'21''$ EAST FOR A DISTANCE OF 34.29 FEET, THENCE SOUTH $89^{\circ}19'00''$ EAST 146.95 FEET, THENCE NORTH $00^{\circ}17'02''$ WEST 169.76 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY 1100 NORTH STREET, THENCE ALONG SAID RIGHT OF WAY SOUTH $89^{\circ}33'00''$ EAST 253.68 FEET TO THE POINT OF BEGINNING.

NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, SOUTH $89^{\circ}34'38''$ WEST IN BETWEEN THE NORTH QUARTER CORNER AND NORTH EAST CORNER OF SAID SECTION 19.