

WHEN RECORDED, RETURN TO:

AG EHC II (LEN) Multi State 2, LLC
c/o Essential Housing Asset Management, LLC
8585 E. Hartford Dr., Ste 118
Scottsdale, AZ 85255

Tax Parcel ID Nos:
70-001-0246 through 0253, and 70-001-0256 through 0281

GT File L45973E-1B

SPECIAL WARRANTY DEED

BCP DEVELOPMENT, INC., a Utah corporation, GRANTOR, hereby conveys and warrants against all who claim by, through, or under Grantor, to **AG EHC II (LEN) Multi State 2, 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

(For reference: Tax Parcels 70-001-0246 through 0253, and 70-001-0256 through 0281):

Lots 246 through 253 inclusive, and Lots 256 through 281 inclusive, PARKWAY FIELDS PHASE A, PLAT 2.2. according to the official plat thereof as recorded in the office of the Utah County Recorder on June 20, 2023, as Entry No. 39639:2023.

EXHIBIT B

List of Permitted Exceptions

1. Taxes for the present year and thereafter. Taxes for the year **2023** are accruing as a lien and are not yet due and payable. Taxes for the **year 2022 were PAID** in the amount of **\$2,073.54**. County Tax Parcel Number(s): **59-018-0052**.
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. Those certain easements, notes, restrictions, building site requirements, setback lines, or rights of way contained in the official plat map recorded June 20, 2023, as Entry No. 39639:2023.
4. The official **Plat Map for Parkway Fields Phase A, Plat 2.2**, recorded in the official records June 20, 2023 as Entry No. 39639:2023; Map No. 18796, 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, mining, and/or mineral 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.
7. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded March 14, 1974, as Entry No. 4130, in Book 1363, at Page 66.

Quitclaim Deed and Assignment in favor of Eagle Mountain City, a Utah municipal corporation, dated June 19, 2012 and recorded June 22, 2012 as Entry No.51877:2012.

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.

(continued)

Exhibit B: Permitted Exceptions Continued:

10. 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.
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. 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.