

WHEN RECORDED MAIL TO:  
AND SEND TAX NOTICES TO  
Century Land Holdings of Utah, LLC  
10644 S. Jordan Gateway, Suite 300  
South Jordan, UT 84095  
Attn: Braden Cooper

ENT 48753:2024 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Jul 22 04:20 PM FEE 184.00 BY TM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

File No.: 162530-DMS

## SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

66-908-0001 through 66-908-0014, 66-908-0016 through 66-908-0024 and 66-988-0062 through  
66-988-0119, and 25-063-0040

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO  
Century Land Holdings of Utah, LLC  
10644 S. Jordan Gateway, Suite 300  
South Jordan, UT 84095  
Attn: Braden Cooper

162530-DMS

Tax Parcel/Serial Nos. 66-908-001 through  
66-908-0014, and 66-908-0016 through 66-  
908-0024, and 25-063-0040

**SPECIAL WARRANTY DEED**

For the sum of Ten and No/100 Dollars (\$10.00), BACH LAND AND DEVELOPMENT, LLC, a Utah limited liability company, as Grantor, of 11650 S State Street, Suite 300, Draper, UT 84020, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, as Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Utah County, Utah 84043, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "**Property**"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

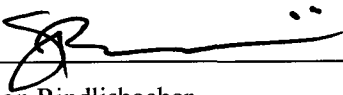
SUBJECT ONLY TO: Only to the permitted exceptions set forth in Exhibit "B" hereto.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 19 day of July 2024.

GRANTOR:

BACH LAND AND DEVELOPMENT, LLC,  
a Utah limited liability company

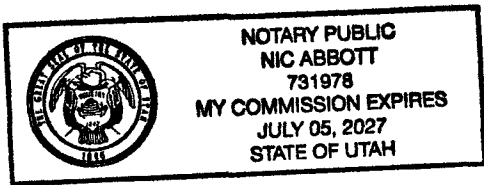
By: 

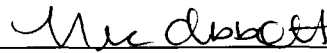
Name: Shon Rindlisbacher

Title: Authorized Manager

State of UTAH )  
                                  :SS  
County of SALT LAKE )

The foregoing instrument was acknowledged before me this 19 day of July 2024, by Shon Rindlisbacher, as Authorized Manager of Bach Land and Development, LLC, a Utah limited liability company.



  
Notary Public  
Residing at: SALT LAKE CITY

My commission expires: JULY 5, 2027

Exhibit "A"  
To  
Special Warranty Deed

Property - Legal Description

**PARCEL 1:**

Lots 1 through 14, inclusive, and Lots 16 through 24, inclusive, SUMMER SPRINGS SUBDIVISION PHASE ONE, according to the official plat thereof recorded in the Utah County Recorder's office on September 27, 2022 as Entry No. 104458:2022.

**PARCEL 2:**

Lots 62 through 119, inclusive, SUMMER SPRINGS SUBDIVISION PHASE TWO, according to the official plat thereof recorded in the Utah County Recorder's office on April 4, 2024 as Entry No. 21772:2024.

Exhibit "B"  
To  
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, a lien not yet due or payable under Parcel Nos. 66-908-0001 through 66-908-0014, and 66-908-0016 through 66-908-0024. (affects Parcel 1).
2. Taxes for the year 2024 and subsequent years, a lien not yet due or payable under Parcel No. 25-063-0040. (affects Parcel 2).
3. The herein described Land is located within the boundaries of South Utah Valley Animal Special Service District, Wasatch Behavioral Health Special Service District, Central Utah Water Conservancy, Salem City, Nebo School District, and is subject to any and all charges and assessments levied thereunder.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
6. Easements, notes and restrictions as shown on the recorded plat for Summer Springs Subdivision Phase One, recorded September 27, 2022 as Entry No. 104458:2022. (affects Parcel 1).
7. Easements, notes and restrictions as shown on the recorded plat for Summer Springs Subdivision Phase Two, recorded April 4, 2024 as Entry No. 21772:2024. (affects Parcel 2).
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Summer Springs, An Expandable Development in Utah County recorded April 24, 2023 as Entry No. 25734:2023, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (affects Parcel 1).

Supplemental Declaration recorded \_\_\_\_\_, 2024 as Entry No. \_\_\_\_\_:2024 (affects Parcel 2).

Assignment of Declarant Rights recorded \_\_\_\_\_, 2024 as Entry No. \_\_\_\_\_.

9. Notice of Reinvestment Fee Covenant in favor of the Summer Springs Homeowners Association, Inc., recorded April 25, 2023 as Entry No. 25865:2023. (affects Parcel 1).