

RECORDING REQUESTED BY AND
MAIL TAX NOTICES TO:

Hillwood Homes at Red Ledges, LLC
4931 North Hillwood Drive
Heber City, UT 84032

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RED LEDGES LAND DEVELOPMENT, INC., a Florida corporation ("**Grantor**"), conveys to HILLWOOD HOMES AT RED LEDGES, LLC, a Utah limited liability company ("**Grantee**") whose address is 4931 North Hillwood Drive, Heber City, UT 84032, against all claiming by, through, or under Grantor, but not otherwise, that certain real property situated in Wasatch County, Utah, and more particularly described in the attached Exhibit A (the "**Property**"), together with improvements located on and any easements, rights-of-way, privileges, or other appurtenant interests in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on or across, in front of, abutting or adjoining, the Property, but reserving unto Grantor, its successors and assigns, any and all of Declarant's rights, privileges, and interests under the Declaration (as defined in Exhibit B).

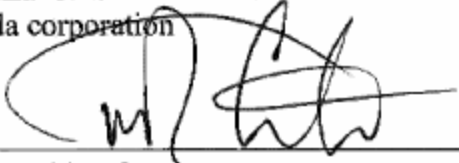
SUBJECT TO those matters set forth in Exhibit B attached and incorporated herein by this reference (the "**Permitted Exceptions**").

Dated to be effective as of: January 7, 2022

[signature on following page]

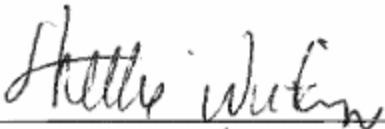
GRANTOR:

RED LEDGES LAND DEVELOPMENT, INC.,
a Florida corporation

By: 
Name: Todd R Cates
Title: Vice President and Secretary

STATE OF UTAH)
)§
COUNTY OF Wasatch)

This instrument was acknowledged before me on this 7th day of January, 2022, by Todd R. Cates, the Vice President and Secretary of Red Ledges Land Development, Inc., a Florida corporation.


Notary Public
Residing at: Heber, ut

My Commission Expires: 7.28.22

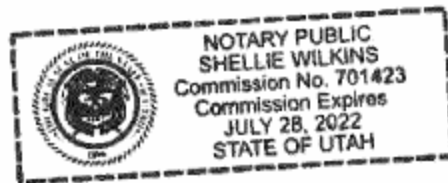


EXHIBIT A

Legal Description

Parcels 00-0021-6832 to 00-0021-6882

All of Units 1, 2 and 3 of Buildings A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, Red Ledges Phase 3L Villas, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office.

Together with the right to use and enjoy the common area set forth and delineated in the Record of Survey Map recorded December 10, 2021 as Entry No. 511992 in Book 1389 at Page 69 in the Wasatch County Recorder's Office, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1 (Continued) 779 in the Wasatch County Recorder's Office, as the same may have heretofore been amended or supplemented.

EXHIBIT A

EXHIBIT B**Permitted Exceptions**

1. Taxes for the year 2022 are accruing as a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$9,351.03. Tax Serial No.: PART OF OHE-1698-2-033-035.
2. Said property is located within the boundaries of Wasatch County Fire protection District, Wasatch County Water District 1, Wasatch County special Service District 21, Wasatch County Special Service Area 1, Wasatch County Solid Waste Area, Twin Creeks Special Service District and Heber City, and is subject to any and all charges and assessments levied thereunder.
3. Any and all notes and easements shown on the recorded plat of said subdivision.
4. That certain Declaration of Covenants, Conditions and Restrictions for Red Ledges recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1779 in the Wasatch County Recorder's Office (the "**Official Records**"), which Declaration of Covenants, Conditions and Restrictions for Red Ledges has been subsequently amended and/or supplemented as follows (as may further be amended from time to time, collectively, the "**Declaration**"): (i) First Supplemental Declaration dated June 4, 2008 and recorded in the Official Records as Entry No. 337464, as amended by the Amendment to First Supplemental Declaration dated August 1, 2019 and recorded in the Official Records as Entry No. 466274; (ii) Second Supplemental Declaration dated May 11, 2010 and recorded in the Official Records as Entry No. 359264; (iii) Notice of Reinvestment Fee Covenant dated May 31, 2010 and recorded in the Official Records on June 11, 2020 as Entry No. 360021; (iv) Scriveners Affidavit dated June 16, 2010 and recorded in the Official Records on June 24, 2010 as Entry No. 360386; (v) Third Supplemental Declaration dated October 22, 2012 and recorded in the Official Records as Entry No. 383343; (vi) Fourth Supplemental Declaration dated November 22, 2013 and recorded in the Official Records as Entry No. 396341, as amended by Amendment to Fourth Supplemental Declaration dated July 9, 2019 and recorded in the Official Records as Entry No. 465509; (vii) Fifth Supplemental Declaration dated March 24, 2014 and recorded in the Official Records as Entry No. 399406; (viii) Sixth Supplemental Declaration dated November 24, 2014, and recorded in the Official Records as Entry No. 406705; (ix) Seventh Supplemental Declaration dated July 9, 2015 and recorded in the Official Records as Entry No. 413846; (x) Eighth Supplemental Declaration dated March 19, 2020 and recorded in the Official Records as Entry No. 475834; (xi) that certain Ninth Supplemental Declaration of Covenants, Conditions and Restrictions for Red Ledges, dated December 10, 2021 and recorded in the Official Records on December 10, 2021 as Entry No. 511993; (xii) that certain Neighborhood Declaration of Condominium for Red Ledges Phase 3L Villas (an Expandable Condominium Project) recorded December 10, 2021 as Entry No. 511994 in Book 1389 at Pages 83-183; (iii) Notice of Reinvestment Fee Covenant and the terms, conditions and reservations therein recorded December 29, 2021 as Entry No. 513014 Book 1391 page 1788 records of the Wasatch County Recorder; (xiv) First Amendment to Neighborhood Declaration and Neighborhood Declaration of Condominium For Red Ledges

EXHIBIT B

Phase 3L Villas, dated January 7, 2022 and recorded in the Official Records on January 7, 2022 as Entry No. 513443, in Book 1393 at Pages 421-425.

5. All other easements, conditions, covenants, restrictions, rights of way and/or reservations appearing in the Official Records.
6. Any and all of Declarant's rights, privileges, and interests under the Declaration.
7. The effects of The Certificate of Appropriation of Water, Application No. 32821, Certificate No. 7107, recorded November 4, 1965 as Entry No. 88087 in Book 53 at Page 20 of the Official Records.
8. Resolution No. 81-5, authorizing Wasatch County to sign an agreement with George Holmes, Neil Broadhead, and Jay C. McNaughton for removal of ditches crossing Lake Creek Road, recorded June 5, 1989 as Entry No. 148980 in Book 209 at Pages 40-43 of the Official Records.
9. Contract and Grant of Easement and Conditions granting a perpetual easement including the right of ingress and egress to construct, reconstruct, realign, enlarge, improve, relocate, repair, operate, and maintain the Timpanogos Canal and the Wasatch Canal and appurtenant structures on, over, under, or across the property and incidental purposes contained therein in favor of The United States of America dated August 11, 2010, and recorded September 23, 2010 as Entry No. 362851 in Book 1021 at Page 1948 of the Official Records.
10. Contract for Release and Grant of Easements granting a perpetual easement including the right of ingress and egress to construct, reconstruct, realign, enlarge, improve, relocate, repair, operate, and maintain the Timpanogos Canal and the Wasatch Canal and appurtenant structures on, over, under, or across the property and incidental purposes contained therein in favor of The United States of America dated September 9, 2010, and recorded April 8, 2011 as Entry No. 368279 in Book 1033 at Page 840 of the Official Records.
11. Notice of Interest for construction, operation and maintenance of irrigation pipelines and related facilities in favor of Wasatch County Special Service Area No. 1 recorded June 10, 1999 as Entry No. 215031 in Book 427 at Page 269 of Wasatch County Recorder's Office. Notice of Location of Easement in favor of Wasatch County Special Service Area No. 1 dated July 27, 2005 and recorded March 10, 2006 as Entry No. 298008 in Book 835 at Page 543 of the Official Records.
12. Subject to the terms and conditions of that certain Fence Relocation Agreement, executed by and between Rockin E. Ranch, Inc., M.A. Burns, and Red Ledges, LLC, a Florida Limited Liability Company, dated November 3, 2005 and recorded November 16, 2005 as Entry No. 292158 in Book 804 at Page 405 of the Official Records.
13. Certificate of Appropriation of Water executed by Don Jay and Lu Ann McNaughton Application No. 54304, Certificate No. 12159 recorded August 12, 1983 as Entry No. 130002 in Book 158 at Page 89 of the Official Records.

EXHIBIT B

14. The effect of that certain Quit Claim Deed for a water well recorded June 16, 2005 as Entry No. 284540 in Book 762 at Pages 398-399 of the Official Records.
15. The effects of that certain Quit Claim Deed of Water Rights for a Well, executed by Rayleen H. Barnes in favor of Red Ledges, LLC, recorded November 6, 2006 as Entry No. 310300 in Book 905 at Page 764 of the Official Records.
16. All matters disclosed on that certain Survey prepared by Eric D. Robins, Professional Land Surveyor; Certificate #5152671 on behalf of the Jack Johnson Company, November 2006.
17. Annexation Agreement and Covenant running with the land executed by and between Heber City, Land Equity Partners, L.P., Rockin E Ranch, and The Georgeann McNaughton Trust dated October 20, 2005 recorded February 2, 2006 as Entry No. 296153 in Book 826 at Pages 768-773 of the Official Records.
18. Annexation Agreement and Covenant Running With The Land, (Red Ledges Annexation) dated May 3, 2007 and recorded June 15, 2007 as Entry No. 321726 in Book 942 at Page 1876 of the Official Records.
19. The effects of that certain Boundary Line Agreement by and between Red Ledges Land Development, Inc. and Stone Creek Properties, LLC recorded September 25, 2007 as Entry No. 326375 in Book 950 at Page 669 of the Official Records.
20. Certificate of Annexation dated May 3, 2007 and recorded July 26, 2007 as Entry No. 323719 in Book 946 at Page 153 of the Official Records.
21. Subdivision Agreement and Covenant Running With The Land, dated October 3, 2007 and recorded October 11, 2007 as Entry No. 327155 in Book 951 at Page 860 of the Official Records.
22. Subdivision Agreement and Covenant Running With The Land, dated July 29, 2008 and recorded August 7, 2008 as Entry No. 338824 in Book 972 at Page 807 of the Official Records.
23. The effects of that certain Quit-Claim Deed Executed by Red Ledges Land Development Inc., a Florida Corp. in favor of Red Ledges Land Community Association, Inc., recorded December 30, 2010, as Entry No. 365869 in Book 1028 at Page 949 of the Official Records.
24. Wasatch County Ordinance No. 2012-12 Abandoning a Portion of the Open Space in Red Ledges, Phase 2, recorded August 20, 2012 as Entry No. 381606 in Book 1061 at Page 1610 of the Official Records.
25. Subdivision Agreement and Covenant Running With the Land for Red Ledges Phase 1 P, dated February 27, 2014 and recorded March 3, 2014 as Entry No. 398789 in Book 1100 at Page 889 of the Official Records. (Affects properties in Phase 1 P only)

EXHIBIT B

26. Agreement by and between Stone Creek Properties 2, LLC and Red Ledges Land Development, Inc. recorded August 1, 2017 as Entry Number 441018 in Book 1197 at Page 924 of the Official Records.

EXHIBIT B