

WHEN RECORDED, RETURN TO:

AG EHC II (LEN) MULTI STATE 2, LLC  
c/o Essential Housing Asset Management LLC  
8585 E. Hartford Drive, Suite 118  
Scottsdale, Arizona 85255  
Tax ID Nos.: 00-0021-5308; 00-0021-5309;  
00-0021-5310

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**SPECIAL WARRANTY DEED**

*(Jordanelle, Utah)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company, as successor-in-interest by conversion from LENNAR HOMES OF UTAH, INC., a Delaware corporation (“**Grantor**”), hereby grants and conveys to AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company (“**Grantee**”), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ, that certain real property situated in Wasatch County, Utah described as follows (the “**Property**”):

See Exhibit A attached hereto and made a part hereof

EXCEPT all oil, gas and other minerals as reserved in Patents from the United States of America or any other applicable governing authority.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, tenements, hereditaments, appurtenances, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), (b) all applicable zoning ordinances, building codes, laws and regulations, (c) reservations in patents, water rights, claims or titles to water (d) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument, (e) all documents establishing or relating to the project of which the Property is a portion, including any matter shown on the plat of the Property, (f) any matter arising in connection with any action or omission of Grantee or its employees, contractors, agents, or representatives, and any other matter not caused by the act or authorization of Grantor, and (g) any matter or circumstance that would

be disclosed by an accurate ALTA/NSPS survey or physical inspection of the Property; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

EXECUTED this 16 day of February, 2022.

**Grantor:**

LENNAR HOMES OF UTAH, LLC  
a Delaware limited liability company, as successor-  
in-interest by conversion from LENNAR HOMES  
OF UTAH, INC., a Delaware corporation

By: [Signature]  
Name: Bryson Fish  
Title: Division President

STATE OF UTAH )  
 )ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me by on February 16, 2022, by Bryson Fish, the Division President of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company.

[Signature]  
Notary Public  
Residing at: Edble Mountain, Utah

My Commission Expires:

07/10/2022



**Exhibit A**

## Legal Description of Property

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 00°00'09" EAST 447.17 FEET ALONG THE QUARTER SECTION LINE AND EAST 1,104.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE NORTHEASTERLY 59.76 FEET ALONG THE ARC OF A 434.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 28°37'36" WEST AND THE CHORD BEARS NORTH 57°25'44" EAST 59.71 FEET WITH A CENTRAL ANGLE OF 07°53'20");

THENCE NORTH 53°29'05" EAST 736.73 FEET;

THENCE SOUTHEASTERLY 23.85 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 36°30'55" EAST AND THE CHORD BEARS SOUTH 88°33'01" EAST 22.15 FEET WITH A CENTRAL ANGLE OF 75°55'50");

THENCE SOUTH 50°35'06" EAST 126.60 FEET;

THENCE SOUTHEASTERLY 176.16 FEET ALONG THE ARC OF A 396.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 39°24'54" WEST AND THE CHORD BEARS SOUTH 37°50'27" EAST 174.71 FEET WITH A CENTRAL ANGLE OF 25°29'18");

THENCE SOUTH 25°05'48" EAST 153.97 FEET;

THENCE SOUTHEASTERLY 221.62 FEET ALONG THE ARC OF A 584.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 64°54'12" EAST AND THE CHORD BEARS SOUTH 35°58'06" EAST 220.30 FEET WITH A CENTRAL ANGLE OF 21°44'36");

THENCE SOUTH 46°50'25" EAST 359.55 FEET;

THENCE SOUTHEASTERLY 98.50 FEET ALONG THE ARC OF A 534.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 43°09'35" EAST AND THE CHORD BEARS SOUTH 52°07'29" EAST 98.36 FEET WITH A CENTRAL ANGLE OF 10°34'08");

THENCE SOUTH 57°24'33" EAST 121.42 FEET;

THENCE SOUTHEASTERLY 27.40 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 32°35'27" WEST AND THE CHORD BEARS SOUTH 13°48'07" EAST 24.83 FEET WITH A CENTRAL ANGLE OF 87°12'51");

THENCE SOUTHWESTERLY 120.99 FEET ALONG THE ARC OF A 1,034.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 60°11'42" EAST AND THE CHORD BEARS SOUTH 26°27'10" WEST 120.93 FEET WITH A CENTRAL ANGLE OF 06°42'16");

THENCE SOUTH 23°06'02" WEST 275.11 FEET;

THENCE SOUTHWESTERLY 73.69 FEET ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 66°53'58" EAST AND THE CHORD

BEARS SOUTH 16°46'48" WEST 73.54 FEET WITH A CENTRAL ANGLE OF 12°38'28");  
 THENCE SOUTH 10°27'34" WEST 105.01 FEET;  
 THENCE SOUTHWESTERLY 44.76 FEET ALONG THE ARC OF A 216.00 FOOT RADIUS  
 CURVE TO THE RIGHT (CENTER BEARS NORTH 79°32'26" WEST AND THE CHORD  
 BEARS SOUTH 16°23'44" WEST 44.68 FEET WITH A CENTRAL ANGLE OF 11°52'19");  
 THENCE SOUTH 22°19'54" WEST 275.29 FEET;  
 THENCE SOUTHWESTERLY 307.05 FEET ALONG THE ARC OF A 266.00 FOOT  
 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 67°40'06" WEST AND THE  
 CHORD BEARS SOUTH 55°24'03" WEST 290.29 FEET WITH A CENTRAL ANGLE OF  
 66°08'19");  
 THENCE SOUTH 88°28'13" WEST 421.13 FEET;  
 THENCE NORTHWESTERLY 33.84 FEET ALONG THE ARC OF A 241.11 FOOT RADIUS  
 CURVE TO THE LEFT (CENTER BEARS SOUTH 46°37'03" WEST AND THE CHORD  
 BEARS NORTH 47°24'10" WEST 33.81 FEET WITH A CENTRAL ANGLE OF 08°02'26");  
 THENCE NORTH 51°25'23" WEST 196.58 FEET;  
 THENCE NORTHWESTERLY 153.43 FEET ALONG THE ARC OF A 368.42 FOOT  
 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 38°34'37" EAST AND THE  
 CHORD BEARS NORTH 39°29'34" WEST 152.32 FEET WITH A CENTRAL ANGLE OF  
 23°51'39");  
 THENCE NORTH 27°33'45" WEST 111.62 FEET;  
 THENCE NORTHWESTERLY 42.54 FEET ALONG THE ARC OF A 65.40 FOOT RADIUS  
 CURVE TO THE RIGHT (CENTER BEARS NORTH 62°26'15" EAST AND THE CHORD  
 BEARS NORTH 08°55'35" WEST 41.80 FEET WITH A CENTRAL ANGLE OF 37°16'19");  
 THENCE NORTH 09°42'34" EAST 125.78 FEET;  
 THENCE NORTHWESTERLY 47.22 FEET ALONG THE ARC OF A 47.99 FOOT RADIUS  
 CURVE TO THE LEFT (CENTER BEARS NORTH 80°17'26" WEST AND THE CHORD  
 BEARS NORTH 18°28'50" WEST 45.34 FEET WITH A CENTRAL ANGLE OF 56°22'48");  
 THENCE NORTH 46°40'14" WEST 187.43 FEET;  
 THENCE NORTHWESTERLY 177.77 FEET ALONG THE ARC OF A 216.91 FOOT  
 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 43°19'46" EAST AND THE  
 CHORD BEARS NORTH 23°11'30" WEST 172.84 FEET WITH A CENTRAL ANGLE OF  
 46°57'28");  
 THENCE NORTH 00°17'14" EAST 85.76 FEET;  
 THENCE NORTHWESTERLY 59.09 FEET ALONG THE ARC OF A 437.30 FOOT RADIUS  
 CURVE TO THE LEFT (CENTER BEARS NORTH 89°42'46" WEST AND THE CHORD  
 BEARS NORTH 03°35'02" WEST 59.05 FEET WITH A CENTRAL ANGLE OF 07°44'32");  
 THENCE NORTH 07°27'18" WEST 71.83 FEET;  
 THENCE NORTHWESTERLY 86.11 FEET ALONG THE ARC OF A 714.00 FOOT RADIUS  
 CURVE TO THE RIGHT (CENTER BEARS NORTH 82°32'42" EAST AND THE CHORD  
 BEARS NORTH 04°00'00" WEST 86.05 FEET WITH A CENTRAL ANGLE OF 06°54'35");  
 THENCE NORTH 00°32'43" WEST 148.45 FEET;  
 THENCE NORTHEASTERLY 50.63 FEET ALONG THE ARC OF A 321.32 FOOT RADIUS  
 CURVE TO THE RIGHT (CENTER BEARS NORTH 89°27'17" EAST AND THE CHORD  
 BEARS NORTH 03°58'09" EAST 50.58 FEET WITH A CENTRAL ANGLE OF 09°01'44");  
 THENCE NORTH 08°29'02" EAST 67.26 FEET;  
 THENCE NORTHEASTERLY 45.87 FEET ALONG THE ARC OF A 475.34 FOOT RADIUS

CURVE TO THE LEFT (CENTER BEARS NORTH 81°30'58" WEST AND THE CHORD BEARS NORTH 05°43'09" EAST 45.85 FEET WITH A CENTRAL ANGLE OF 05°31'44") TO THE POINT OF BEGINNING.