

Mail Recorded Deed & Tax Notice To:
Hillwood Homes at Midway 18 LLC, a Utah limited liability company
1296 Coneflower
Park City, UT 84098



File No.: 161628-CAF

SPECIAL WARRANTY DEED

CW Urban, LLC, a Utah limited liability company

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Hillwood Homes at Midway 18 LLC, a Utah limited liability company

GRANTEE(S) of Park City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0006-5172 and 00-0020-5404 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this ^{1st} 2nd day of February, 2023.

CW Land Co, LLC

BY: [Signature]
Name: Darlene Carter
Its: Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~
DAVIS

On this 1 day of February, 2023, before me, personally appeared Darlene Carter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of CW Urban, LLC, a Utah limited liability company.

[Signature]
Notary Public

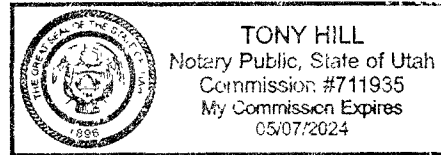


EXHIBIT A
Legal Description

A parcel of land lying and situate in the Southwest quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, for which the basis of bearing is South 89°54'29" West 2658.15 feet between the Wasatch County Brass Caps monumentalizing the South line of the Southeast quarter of said Section 35.

Beginning at a point in the Easterly Right of way line of 100 East Street as established by long standing fence lines accepted as said right of way line, said point being West 2145.29 feet and North 733.73 feet from the Wasatch County Brass Cap Monumentalizing the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the Easterly Right of way line of 100 East Street evidenced by a long standing fence line, North 00°05'57" East 454.83 feet; thence leaving said Right of way line South 89°07'04" East 104.01 feet; thence North 00°05'57" East 130.39 feet; thence North 89°44'50" West 4.00 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 169.79 feet more or less to an existing fence line; thence more or less along an existing fence line the following five (5) courses, 1) South 00°10'57" West 72.00 feet more or less to an existing fence corner; 2) thence South 88°41'38" East 196.73 feet; 3) thence South 01°49'55" West 130.67 feet; 4) thence South 02°14'09" West 460.00 feet; 5) thence North 88°27'53" West 445.87 feet to the point of beginning of this description.

LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 89°44'50" West 3.99 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 9.00 feet; thence South 00°46'19" West 72.00 feet; thence North 89°44'54" West 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision; thence South 89°44'50" East 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 85.84 feet; thence South 00°46'19" West 72.00 feet along the boundary of the Bonners Landing Subdivision; thence North 89°44'54" West 84.99 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.