

When recorded mail to (Tax Mailing Address):

Grantee
111 E. Sego Lily Drive Suite 150
Midvale, UT 84070
MTC File No. 337256

SPECIAL WARRANTY DEED

RD Development Holdings, LLC, a Utah limited liability company, GRANTOR for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Lennar Homes of Utah, LLC, a Delaware limited liability company,

as GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See Attached Exhibit "A"

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

MTC File No. 337256

Exhibit "A"

Parcel 1: [22-048-0068]

Commencing South 1526.61 feet and East 181.93 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South 65°26'55" East 276.61 feet; thence South 31°05'59" East 334.44 feet; thence South 59°19'01" West 158.71 feet; thence South 15°06'32" East 41.53 feet; thence North 59°18'59" East 144.18 feet; thence North 30°40'57" West 39.02 feet; thence North 59°19'01" East 25.68 feet; thence South 31°05'59" East 119.83 feet; thence South 84°03'34" East 570.09 feet; thence South 31°05'58" East 137.06 feet; thence South 77°41'00" West 479.43 feet; thence South 71.33 feet; thence North 83°36'38" East 225.88 feet; thence North 30°41'00" West 97.9 feet; thence North 77°41'00" East 300.85 feet; thence South 31°05'59" East 275.08 feet; thence South 15°17'59" East 207.9 feet; thence South 89°35'01" West 130.02 feet; thence North 40.06 feet; thence West 173.06 feet; thence North 41°02'07" West .02 feet; thence West 102 feet; thence North 89°59'56" West 389.03 feet; thence South 12°07'59" West 30.7 feet; thence East 17.09 feet; thence South 12°08'00" West 15.15 feet; thence South 89°34'59" West 14.25 feet; thence South 11°44'07" West 67.85 feet; thence North 72°30'16" West 86.37 feet; thence along a curve to the right (chord bears: North 48°21'44" West 222.49 feet, radius = 272.04 feet); thence North 24°13'13" West 155.25 feet; thence North 64°43'10" East 234.31 feet; thence South 15°06'28" East 30.48 feet; thence North 70°07'20" East 75.98 feet; thence North 18°51'47" West 38.4 feet; thence South 64°43'10" West 308.84 feet; thence North 24°13'13" West 530.63 feet; thence along a curve to the left (chord bears: North 39°53'48" West 163.74 feet, radius = 303.06 feet); thence North 55°34'24" West 4 feet; thence North 34°25'35" East 62.72 feet; thence along a curve to the left (chord bears: North 24°41'55" East 230.82 feet, radius = 683.84 feet) to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Lot 2, Hastriter Subdivision Plat A, according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel 2: [22-048-0007]

Commencing South 2335.597 feet and East 3479.59 feet from the Northwest Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 69.243 feet; thence North 77°00'41" East 178.569 feet; thence South 30°41' East 98.012 feet; thence South 83°36'38" West 225.417 feet to beginning.

Parcel 3: [22-048-0005]

Commencing South 1931.77 feet and East 3246.08 feet from the Northwest Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian; thence South 59°19' West 144.18 feet; thence North 15°06'30" West 41.53 feet; thence North 59°19' East 133.03 feet; thence South 30°41' East 40 feet to the beginning.

Parcel 4: [22-048-0006]

Commencing South 2224.768 feet and East 3296.921 feet from the Northwest corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; and running thence South $18^{\circ}51'50''$ East 37.924 feet; thence South $70^{\circ}07'19''$ West 75.976 feet; thence North $15^{\circ}06'30''$ West 31.5 feet; thence North $64^{\circ}43'10''$ East 74.336 feet to the point of beginning.

Parcel 5: [22-048-0052]

Beginning at the Northeast corner of said subdivision, of the corner being South 1094.12 feet and East 724.52 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian, and running thence South $16^{\circ}53'59''$ East for a distance of 98.170 feet along the east boundary of the old Steel City Subdivision Plat "D" for this course and the next three courses; thence South $23^{\circ}49'59''$ East for a distance of 417.780 feet; thence South $31^{\circ}05'59''$ East for a distance of 1019.730 feet; thence South $15^{\circ}17'59''$ East for a distance of 207.916 feet to the southeast corner of said old Steel City Subdivision Plat "D"; thence South $89^{\circ}35'01''$ West for a distance of 117.001 feet along the south boundary of said old Steel City Subdivision Plat "D" to the centerline of Arlington Avenue; thence along a curve to the left having a radius of 87.440 feet and an arc length of 46.826 feet, being subtended by a chord of North $15^{\circ}45'29''$ West for a distance of 46.269 feet along the centerline of said Avenue for this course and the next course; thence North $31^{\circ}05'59''$ West for a distance of 851.365 feet; thence South $58^{\circ}54'01''$ West for a distance of 310.000 feet leaving the above described centerline along a line common to Lots 62 & 63 and Lots 16 & 17 each of Block 4-A of said old Steel City Subdivision Plat "D" to the centerline of Columbia Avenue; thence North $31^{\circ}05'59''$ West for a distance of 455.242 feet along said centerline; thence North $65^{\circ}26'55''$ West for a distance of 276.615 feet leaving the above described centerline to the east boundary of Slate Canyon Drive; thence along a curve to the left having a radius of 683.000 feet and an arc length of 180.370 feet, being subtended by a chord of North $07^{\circ}24'18''$ East for a distance of 179.846 feet along said east line to a line running beneath the southeastern set of overhead power lines; thence North $34^{\circ}52'05''$ East for a distance of 310.128 feet leaving the above described power line to the north line of said Plat D; thence South $89^{\circ}56'59''$ East for a distance of 342.164 feet to the point of beginning.

TOGETHER WITH the land described as that portion thereof lying Northerly of the new boundary line description as described by that certain Boundary Line Agreement recorded September 17, 2003 as Entry No. 152051:2003 of official records, said boundary line described as follows:

Beginning at a point which is South 1526.62 feet and East 181.94 feet from the North Quarter corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian, said point is on the east line of Slate Canyon Drive, Provo, Utah; thence South $65^{\circ}26'55''$ East for a distance of 276.62 feet; thence South $31^{\circ}05'59''$ East for a distance of 455.24 feet;

thence South $84^{\circ}03'34''$ East for a distance of 543.33 feet to the Forest boundary, as monumented.

LESS AND EXCEPTING:

Commencing South 1526.61 feet and East 181.93 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South $65^{\circ}26'55''$ East 276.61 feet; thence South $31^{\circ}05'59''$ East 334.44 feet; thence South $59^{\circ}19'01''$ West 158.71 feet; thence South $15^{\circ}06'32''$ East 41.53 feet; thence North $59^{\circ}18'59''$ East 144.18 feet; thence North $30^{\circ}40'57''$ West 39.02 feet; thence North $59^{\circ}19'01''$ East 25.68 feet; thence South $31^{\circ}05'59''$ East 119.83 feet; thence South $84^{\circ}03'34''$ East 570.09 feet; thence South $31^{\circ}05'58''$ East 137.06 feet; thence South $77^{\circ}41'00''$ West 479.43 feet; thence South 71.33 feet; thence North $83^{\circ}36'38''$ East 225.88 feet; thence North $30^{\circ}41'00''$ West 97.9 feet; thence North $77^{\circ}41'00''$ East 300.85 feet; thence South $31^{\circ}05'59''$ East 275.08 feet; thence South $15^{\circ}17'59''$ East 207.9 feet; thence South $89^{\circ}35'01''$ West 130.02 feet; thence North 40.06 feet; thence West 173.06 feet; thence North $41^{\circ}02'07''$ West .02 feet; thence West 102 feet; thence North $89^{\circ}59'56''$ West 389.03 feet; thence South $12^{\circ}07'59''$ West 30.7 feet; thence East 17.09 feet; thence South $12^{\circ}08'00''$ West 15.15 feet; thence South $89^{\circ}34'59''$ West 14.25 feet; thence South $11^{\circ}44'07''$ West 67.85 feet; thence North $72^{\circ}30'16''$ West 86.37 feet; thence along a curve to the right (chord bears: North $48^{\circ}21'44''$ West 222.49 feet, radius = 272.04 feet); thence North $24^{\circ}13'13''$ West 155.25 feet; thence North $64^{\circ}43'10''$ East 234.31 feet; thence South $15^{\circ}06'28''$ East 30.48 feet; thence North $70^{\circ}07'20''$ East 75.98 feet; thence North $18^{\circ}51'47''$ West 38.4 feet; thence South $64^{\circ}43'10''$ West 308.84 feet; thence North $24^{\circ}13'13''$ West 530.63 feet; thence along a curve to the left (chord bears: North $39^{\circ}53'48''$ West 163.74 feet, radius = 303.06 feet); thence North $55^{\circ}34'24''$ West 4 feet; thence North $34^{\circ}25'35''$ East 62.72 feet; thence along a curve to the left (chord bears: North $24^{\circ}41'55''$ East 230.82 feet, radius = 683.84 feet) to the point of beginning.

Tax ID: 22-048-0068, 22-048-0005, 22-048-0006, 22-048-0007, 22-048-0052