

WHEN RECORDED MAIL TO AND MAIL  
TAX STATEMENTS TO:  
Toll Southwest, LLC  
1140 Virginia Drive  
Fort Washington, PA 19034

ENT57771:2022 PG 1 of 5  
**Andrea Allen**  
**Utah County Recorder**  
2022 May 10 02:46 PM FEE 40.00 BY KC  
RECORDED FOR Old Republic Title (South Jordan)  
ELECTRONICALLY RECORDED

Parcel Identification Numbers:  
55-391-0003, 58-034-0132,  
55-836-0004, 58-034-0581, and  
55-836-0005

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is acknowledged, MB-COYOTE HILLS, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to Toll Southwest LLC, a Delaware limited liability company ("Grantee"), having an address of 1140 Virginia Drive, Fort Washington, PA 19034, against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Utah, State of Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein, subject, however, to current real property taxes and assessments for calendar year 2022 and also subject to the matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein.

Dated this 9<sup>TH</sup> day of May, 2022

**GRANTOR:**

MB-COYOTE HILLS, LLC,  
a Utah limited liability company

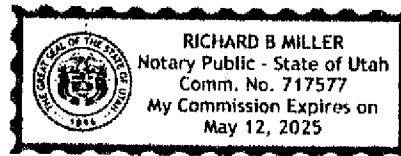
By: Scott Heagy  
Name: Scott Heagy  
Title: Manager

*[Acknowledgement Follows]*

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2022, by Scott Heagy, in his capacity as the Manager of MB-COYOTE HILLS, LLC, a Utah limited liability company, on behalf of said company.

Richard B. Miller  
NOTARY PUBLIC  
Residing at: SALT LAKE



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**Legal Description of the Property**

That certain real property located in Utah County, State of Utah, more particularly described as follows:

**PROPOSED COYOTE HILLS SUBDIVISION PLAT "A"**

BEGINNING AT A POINT WHICH LIES N00°25'13"E 37.16 FEET ALONG THE SECTION LINE FROM THE WEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°25'13"E 640.56 FEET CONTINUING ALONG THE SECTION LINE TO THE EXTENSION OF THE SOUTH LINE OF TALUS RIDGE SUBDIVISION; THENCE N89°53'35"E 816.02 FEET ALONG SAID EXTENSION AND SOUTH LINE OF TALUS SUBDIVISION TO THE EXTENSION OF THE EAST LINE OF LOT 3, WEST LAKE ESTATES, PLAT D; THENCE S14°43'19"E 216.69 FEET ALONG SAID EXTENSION AND LOT LINE; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S13°35'21"E 114.83 FEET, (2) S14°52'55"W 121.30 FEET, (3) S04°34'59"E 125.29 FEET, (4) S89°53'59"W 66.24 FEET; THENCE S00°06'01"E 78.48 FEET; THENCE ALONG THE BOUNDARIES OF LOT 5, WEST LAKE ESTATES "D" SUBDIVISION AMENDED THE FOLLOWING SIX (6) COURSES TO WIT: (1) S05°52'45"E 153.46 FEET, (2) SOUTH-EASTERLY 74.98 FEET ALONG THE ARC OF A 226.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°50'28", THE CHORD BEARS S15°17'59"E 74.64 FEET, (3) S24°43'13"E 228.92 FEET, (4) SOUTHEASTERLY 146.07 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°22'57", THE CHORD BEARS S57°24'41"E 138.27 FEET, (5) S89°53'49"W 610.79 FEET, (6) N05°34'43"E 510.65 FEET; THENCE ALONG THE NORTH BOUNDARIES OF LOT 6 SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) NORTHWESTERLY 34.63 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°40'56", THE CHORD BEARS N73°25'27"W 33.94 FEET, (2) S36°24'36"W 12.31 FEET, (3) WEST 462.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING HEREFROM ALL THAT PORTION OF EVANS LANE, AS DEDICATED BY THAT CERTAIN PLAT ENTITLED PLAT "D" WEST LAKE ESTATES "D" SUBDIVISION RECORDED MAY 9, 1997 AS ENTRY NO. 35823.

**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

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**Permitted Exceptions**

1. 2022 General Property Taxes are accruing and are not yet due and payable under Tax ID No. 55-391-0003, 58-034-0132, 55-836-0004, 58-034-0581, 55-836-0005.
2. Subject property is included within the boundaries of Tax District 39 and is subject to the charges and assessments thereof, none due and payable
3. Water rights, or claims or title to water.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. 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. All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat of West Lake Estates Plat "D" recorded May 9, 1997 as Entry No. 35823.
6. The terms, conditions, restrictions, reservations and limitations of that certain Restrictive Covenant Precluding the Residential or Other Non-Agricultural Use of the Property:  
Recorded: August 12, 1997  
Entry No.: 61355  
Book: 4344  
Page: 682, of the Utah County Recorder's Office ("Official Records").
7. The terms, conditions, restrictions, reservations and limitations of that certain Restrictive Covenant Precluding the Residential or Other Non-Agricultural Use of the Property:  
Recorded: August 12, 1997  
Entry No.: 61356  
Book: 4344  
Page: 684, of the Official Records.
8. The terms, conditions, restrictions, reservations and limitations of that certain Notice of Interest in Canal Property Easement:  
Recorded: March 21, 2000  
Entry No.: 22190:2000, of the Official Records.
9. The terms, conditions, restrictions, reservations and limitations of that certain Declaration and Dedication of Water:  
Recorded: August 4, 2005

Entry No.: 85257:2005, of the Official Records.

10. Certificate of Creation of the Utah Valley Special Service District and the terms, conditions, and limitations contained therein:

Recorded: October 22, 2008

Entry No.: 114949:2008, of the Official Records.

11. Certificate of Creation to create or establishing the Saratoga Springs Community Development and Renewal Agency, the terms, conditions and limitations contained therein:

Recorded: May 2, 2012

Entry No.: 36612:2012, of the Official Records.

12. The terms, conditions, restrictions, reservations and limitations of that certain 120' Diameter Temporary Turn-Around Easement:

Recorded: January 24, 2017

Entry No.: 6983:2017, of the Official Records.

13. All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat of West Lake Estates "D" Subdivision Amended recorded April 13, 2017 as Entry No. 35604:2017.

14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:

In favor of: City of Saratoga Springs

Recorded: October 30, 2018

Entry No.: 103975:2018, of the Official Records.

15. The following matters disclosed by an ALTA/ACSM survey made by Justin Lundberg of Focus Engineering and Surveying, LLC on March 24, 2022, designated Job No. 21-0031:

- a) 16 Foot Canal Easement
- b) Existing Storm Drain
- c) Existing Culinary Water
- d) Existing Underground Power
- e) Existing Secondary Water
- f) Fence Line Encroachment and Overlap
- g) Buried Communication and Power Lines