

Following recordation, return to:
AG EHC II (LEN) Multi State 4, LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, Arizona 85255
Attention: Steven S. Benson

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, effective as of September 1, 2023 (the *Effective Date*), CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation dba Oakwood Homes, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and not as to the other actions (or inactions) of any other party whatsoever, to AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company, as Grantee, the real property located in Saratoga Springs, Utah, described as follows (the *Property*):

See attached Exhibit A, incorporated by reference to this document.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, but excluding, however, the following interests on, underlying, or appurtenant to, the Property:

(a) all interest, right, and title in and to minerals and mineral rights, oil, gas and other minerals, oil and gas rights (including lease rights), and coal and coal rights underlying the Property (collectively, "Minerals"); provided, however that the Grantor does hereby covenant and agree that Grantor shall not have any rights to enter upon or use the surface of the Property for purposes of drilling, removal, extraction, or production of Minerals, or setting of any equipment, and that the Grantor does hereby forever relinquish the same; provided, further, however that such restrictions against access or use of the surface of the Property shall not prohibit the pooling or unitization of the mineral estate owned by Grantor with land other than the Property, or the exploration or production of Minerals by directional or horizontal drilling or by subterranean entries or by means of operations conducted on the surface of other lands, but without entering upon or using the surface of the Property and so long as these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property; and

(b) all water and water rights appurtenant to the Property, as applicable, including tributary, non-tributary, not non-tributary, and underground water and water rights, storage rights, ditch and ditch rights, well rights, reservoir and reservoir rights, and water and ditch company stock.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following described real property located in the County of Utah, State of Utah:

Parcel 2

LOTS 553 THROUGH 560, INCLUSIVE, AND LOTS 565 THROUGH 588, INCLUSIVE, AND LOTS 590 THROUGH 593, INCLUSIVE, WANDER PHASE E1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel 3

LOTS 825 THROUGH 896, INCLUSIVE, WANDER PHASE F1 AMENDED #1, SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

(Note: References to "Parcel 2" and "Parcel 3" are for informational purposes only. No "Parcel 1" is intended to be conveyed by this instrument.)