

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:  
CENTURY LAND HOLDINGS OF UTAH, LLC  
10644 S Jordan Gateway, Suite 300  
South Jordan, UT 84095

ENT 58598:2023 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 06 03:00 PM FEE 40.00 BY TM  
RECORDED FOR FNT Draper FNTIC - 11910 S  
ELECTRONICALLY RECORDED

Tax Parcel/Serial Nos. 12:027:0110 and 12:027:0112

### SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), X LEHI LLC, a Utah limited liability company, Grantor, of Sandy, Utah, hereby conveys and warrants against all persons and entities claiming by, through, or under it to CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantee, whose address is 10644 S Jordan Gateway, Suite 300 South Jordan, UT 84095, the following described real property which is located in Utah County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the <sup>5</sup>~~18~~ day of September, 2023.

X LEHI LLC,  
a Utah limited liability company

By: [Signature]  
Name: Eric Townner  
Title: Manager

State of Utah )  
                                  :SS  
County of Salt Lake

The foregoing instrument was acknowledged before me this 5 day of Sept., 2023, by Eric Townner, manager of X LEHI LLC, a Utah limited liability company.

[Signature]  
Notary Public  
Residing at: 7/17/25

My commission expires:  
7/17/25

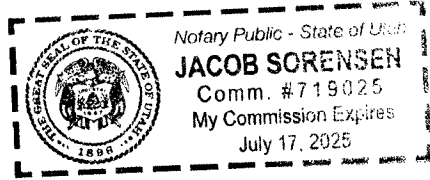


Exhibit A  
The Property

**For APN/Parcel ID(s): 12-027-0110, 12-027-0112 and**

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**PARCEL 1:**

COMMENCING SOUTH 3046.63 FEET AND EAST 1018.1 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 86°51'57" EAST 403.91 FEET; THENCE SOUTH 88°53'11" EAST 252.64 FEET; THENCE SOUTH 42°34'09" EAST 198.98 FEET; THENCE SOUTH 41°15'00" EAST 252.52 FEET; THENCE WEST 957 FEET; THENCE NORTH 363.4 FEET TO BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 2300 WEST STREET, SAID POINT BEING NORTH 00°04'52" WEST 1,955.87 FEET ALONG THE SECTION LINE AND EAST 327.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 89°59'38" EAST 281.07 FEET; THENCE NORTH 00°03'08" EAST 338.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2100 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88°56'06" EAST 39.29 FEET; (2) NORTH 86°17'40" EAST 167.89 FEET; (3) NORTH 86°49'15" EAST 68.70 FEET; (4) SOUTH 86°51'57" EAST 124.64 FEET TO THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF GREEN PARK SUBDIVISION PLAT B; THENCE ALONG SAID EXTENSION AND WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°05'13" EAST 769.23 FEET; (2) SOUTH 00°05'15" EAST 234.94 FEET TO THE NORTHERLY BOUNDARY LINE OF JORDAN MEADOWS PLAT A; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°51'28" WEST 99.67 FEET; (2) WEST 249.68 FEET; THENCE NORTH 12°50'31" WEST 16.37 FEET; THENCE NORTH 225.03 FEET; THENCE WEST 323.38 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2300 WEST STREET; THENCE NORTH 00°53'18" WEST 413.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Less and excepting therefrom:

A parcel of land situate in the Southwest Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of 2300 West Street, said point being North 00°04'52" West 1,541.96 feet along the Section line and East 333.68 feet from the Southwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence along said Easterly Right-of-Way the following two (2) courses: (1) North 00°53'18" West 701.32 feet; (2) North 43°48'51" East 34.34 feet; thence South 00°48'09" East 88.97 feet; thence South 01°44'32" West 186.34 feet; thence South 05°31'16" West 85.58 feet; thence Southwesterly 1.25 feet along the arc of a 12.00 foot radius curve to the left (center bears South 84°22'12" East and the chord bears South 02°38'34" West 1.25 feet with a central angle of 05°58'28"); thence South 00°20'40" East 296.82 feet; thence South 00°52'22" East 67.56 feet; thence North 89°55'13" West 3.00 feet to the point of beginning.