

**EXHIBIT "A" TO
WARRANTY DEED
DATED FEBRUARY 6, 2023**

Unit 3, Building 1, COUNTRY WOODS PHASE II CONDOMINIUMS, Orem, Utah, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 31656; and Map Filing No. 6554 (as said record of Survey Map may have heretofore been amended or supplemented), and in the Declaration of Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 77941, in Book 3814, at Page 882 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided interest in said Project's Common Areas as established in the Declaration of Covenants, Conditions and Restrictions and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

TOGETHER WITH an Amended Easement Deed in favor of COUNTRY WOODS, LC, for a perpetual nonexclusive easement over, along, across, and upon the Servient Tenement for pedestrian and vehicular parking, ingress to and egress from, and also a perpetual nonexclusive easement in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, underground utility lines, pipes, conduits of all types and appurtenances, Recorded January 17, 1996, as Entry No. 4285, in Book 3865, at Page 801, Utah County Recorder's Office.

TOGETHER WITH an Amended Easement Deed in favor of COUNTRY WOODS, LC, for a perpetual, nonexclusive easement over, along, across, and upon the Servient Tenement for pedestrian and vehicular parking, ingress to and egress from, and also a perpetual nonexclusive easement in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, underground utility lines, pipes, conduits of all types and appurtenances, Recorded January 17, 1996, as Entry No. 4287, in Book 3865, at Page 809, Utah County Recorder's Office.

Tax Serial No. 36:641:0003.

TOGETHER with all improvements and appurtenances thereunto belonging.

SUBJECT TO liens, easements, rights of way, restrictions and reservations appearing of record.