

WHEN RECORDED, RETURN TO:

Lennar Homes of Utah, LLC  
111 E. Sege Lily Drive, Suite 150  
Sandy, UT 84070  
Attn: Seth Townsend

Tax Id Numbers: 51-734-0671, 51-734-0672, 51-734-0673, 51-734-0674 and 51-734-0675

*164643-MUP*

### SPECIAL WARRANTY DEED

*(Ridgeview at Highland, Utah)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 111 E. Sege Lily Drive, Suite 150, Sandy, UT 84070, that certain real property situated in Utah County, Utah described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPT all oil, gas and other minerals as reserved in Patents from the United States of America or any other applicable governing authority.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, tenements, hereditaments, appurtenances, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), (b) all applicable zoning ordinances, building codes, laws and regulations, (c) reservations in patents, water rights, claims or titles to water (d) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument, (e) all documents establishing or relating to the project of which the Property is a portion, including any matter shown on the plat of the Property, (f) any matter arising in connection with any action or omission of Grantee or its employees, contractors, agents, or representatives, and any other matter not caused by the act or authorization of Grantor, and (g) any matter or circumstance that would

be disclosed by an accurate ALTA/NSPS survey or physical inspection of the Property; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

*[Signature on Next Page]*

EXECUTED this 13<sup>th</sup> day of February, 2023.

**GRANTOR:**

AG EHC II (LEN) MULTI STATE 2, LLC,  
a Delaware limited liability company

By: Essential Housing Asset Management,  
LLC, an Arizona limited liability company,  
its Authorized Agent

By: Steven S. Benson  
Steven S. Benson, its Manager

STATE OF ARIZONA )  
  )  
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2023, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten  
Notary Public

(SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

*(Ridgeview at Highland, Utah)*

Lots 671, 672, 673, 674 and 675, RIDGEVIEW PLAT F, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder on December 13, 2022 as Entry No. 124394:2022.