

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58-038-0054, 58-035-0105
FATCO NCS-847549-PH4

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

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

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.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]



EXHIBIT A

Legal Description of the Property

Real property in the City of Saratoga Springs, County of Utah, State of Utah, described as follows:
Two parcels of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcels being more particularly described as follows:

Parcel A:

Beginning at the Southwest Corner of the Jordan Promenade Village 1 Plat B-2 subdivision, said point also being on the North right-of-way line of 400 South Street, said point lies North 89°57'40" West 1952.880 feet along the Quarter Section Line and North 39.548 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said North right-of-way line South 89°56'07" West 473.560 feet; thence North 00°03'53" West 49.371 feet; thence North 57°02'15" West 144.593 feet; thence North 00°57'32" East 45.146 feet; thence North 88°58'25" West 43.716 feet to a point on the East right-of-way line of Redwood Road and a point on a 19935.000 foot radius non tangent curve to the right, (radius bears South 88°58'25" East, Chord: North 01°10'24" East 102.325 feet); thence along said East right-of-way line the following (5) courses: 1) along the arc of said curve 102.325 feet through a central angle of 00°17'39"; 2) North 01°19'14" East 61.300 feet; 3) North 04°21'40" East 232.726 feet; 4) North 01°30'41" East 182.070 feet; 5) North 00°32'52" East 414.282 feet; thence South 89°59'47" East 623.900 feet to a point on the Westerly boundary line of said Jordan Promenade Village 1 Plat B-3; thence along said Jordan Promenade Village 1 Plat B-3 and Jordan Promenade Village 1 Plat B-2 the following (18) courses: 1) South 88.004 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 2) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 3) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 4) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 5) South 176.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 8) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 9) South 216.460 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 10) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 11) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 12) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 13) South 196.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 14) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 15) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 16) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 17) South 140.835 feet to a point on a 16.000 foot radius tangent curve to the right, (radius bears West, Chord: South 44°58'04" West 22.615 feet); 18) along the arc of said curve 25.115 feet through a central angle of 89°56'07" to the point of beginning.
Cked by JJB 19 Nov. 2020

Parcel B:

Beginning North 89°57'40" West 1946.012 feet along the Quarter Section Line and North 2058.855 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and

6D4FB759-3B66-42E3-87BD-C64FCE3B1330 --- 2020/12/04 06:45:00 -8:00 --- Remote Notary

4847-6168-4685



EXHIBIT A (cont.)

Legal Description of the Property

Meridian and running thence the following (3) courses: 1) North 89°59'47" West 119.000 feet; 2) North 00°00'13" East 43.494 feet; 3) North 89°59'48" West 481.206 feet to the East Right-of-Way Line of Redwood Road; thence along said East Right-of-Way Line North 01°17'19" East 36.393 feet; thence South 89°27'10" East 291.873 feet; thence North 00°12'42" East 376.014 feet; thence East 306.163 feet; thence South 00°00'13" West 453.138 feet to the point of beginning.

Cked by JJB 19 Nov. 2020

APN: 58:038:0054 and 58:035:0105

6D4FB759-3B66-42E3-87BD-C64FCE3B1330 --- 2020/12/04 06:45:00 -8:00 --- Remote Notary

4847-6168-4685





Oakwood - SWD.pdf

DocVerify ID: 6D4FB759-3B66-42E3-87BD-C64FCE3B1330
 Created: December 04, 2020 06:45:00 -8:00
 Pages: 4
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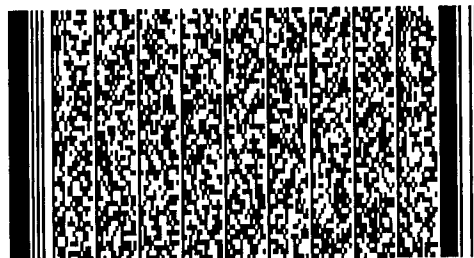
E-Signature Summary

Signer 1: R. Steven Romney (RSR)

December 04, 2020 09:12:41 -8:00 [DEA9E0A1D615] [73.20.31.187]
 romneys@slreserve.com (Personally Known)

E-Signature Notary: Marilyn F. Nielson (MFN)

December 04, 2020 09:12:41 -8:00 [7FDBD926EC07] [65.130.218.127]
 nielsonm@slreserve.com
 I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



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WHEN RECORDED, MAIL TO:
Suburban Land Reserve
Attn: Steve Romney/Thane Smith
79 South Main Street, Suite 500
Salt Lake City, UT 84111

ENT 29387:2015 PG 1 of 6
Jeffery Smith
Utah County Recorder
2015 Apr 09 03:33 PM FEE 25.00 BY SS
RECORDED FOR First American Title Insurance
ELECTRONICALLY RECORDED

NCS 580305-B1

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF PARCEL 2 ON EXHIBIT A IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 22, 2014, AS ENTRY NO. 26825:2014 IN THE RECORDS OF THE UTAH COUNTY RECORDER. This Corrective Special Warranty Deed shall not be deemed to be a new encumbrance on title, but instead correct errors in the aforementioned Special Warranty Deed. As such, the effective date of this Corrective Special Warranty Deed shall date back to April 22, 2014, and the priority of the prior deeds in the chain of title shall not be affected.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole (“**Grantor**”), grants, conveys and warrants, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to **SUBURBAN LAND RESERVE, INC.**, a Utah corporation (“**Grantee**”), the real property located in Utah County, Utah, described as follows:

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

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not including in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[signatures and acknowledgements to follow]

IN WITNESS WHEREOF the Grantor has executed this Corrective Special Warranty Deed this 9th day of April, 2015, but effective as of the date set forth above.

Grantor:

CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS,
a corporation sole

Handwritten initials

By: *Mark B. Gibbons*
Name: Mark B. Gibbons
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 8th day of April, 2015 personally appeared before me Mark B. Gibbons, personally known to me to be an Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



Sarahi D. Soperanez
Notary Public for the
State of Utah

EXHIBIT A

[Legal Description of the Property]



Engineers +
Surveyors

LEGAL DESCRIPTIONS
PREPARED FOR
SUBURBAN LAND RESERVE, INC.
SARATOGA SPRINGS, UTAH
(April 17, 2014)

PROPERTY DESCRIPTIONS

PARCEL #1

A PORTION OF SECTIONS 14, 15, & 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°48'52"E ALONG THE 1/4 SECTION LINE 2,603.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (STATE ROAD 68); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 6 (SIX) COURSES: S0°22'55"W 32.71 FEET; THENCE N89°56'27"E 5.00 FEET; THENCE S0°22'55"W 3,095.58 FEET; THENCE S0°34'22"E 420.06 FEET; THENCE S0°22'56"W 347.04 FEET; THENCE S0°35'13"W 91.88 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 23; THENCE N89°57'11"W ALONG THE 40 ACRE (1/16TH) SECTION LINE 1,015.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1775.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N23°51'50"E) 1097.28 FEET THROUGH A CENTRAL ANGLE OF 35°25'10" (CHORD: N48°25'36"W 1079.89 FEET); THENCE N30°43'02"W 475.40 FEET; THENCE N75°43'02"W 77.78 FEET; THENCE N30°43'02"W 138.00 FEET; THENCE N14°16'58"E 77.78 FEET; THENCE N30°43'02"W 1282.00 FEET; THENCE N75°43'02"W 77.78 FEET; THENCE N30°43'02"W 121.00 FEET; THENCE N14°16'58"E 77.78 FEET; THENCE N30°43'02"W 679.73 FEET; THENCE ALONG THE ARC OF A 3225.00 FOOT RADIUS CURVE TO THE LEFT 108.34 FEET THROUGH A CENTRAL ANGLE OF 1°55'29" (CHORD: N31°40'47"W 108.33 FEET); THENCE S36°42'37"W 15.67 FEET; THENCE N53°15'42"W 36.00 FEET; THENCE N36°44'29"E 28.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3225.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S56°40'35"W) 89.93 FEET THROUGH A CENTRAL ANGLE OF 1°35'52" (CHORD: N34°07'21"W 89.93 FEET); THENCE S54°36'28"W 8.74 FEET; THENCE N35°23'32"W 53.00 FEET; THENCE N54°36'28"E 8.74 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3225.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S54°08'13"W) 538.37 FEET THROUGH A CENTRAL ANGLE OF 9°33'53" (CHORD: N40°38'44"W 537.74 FEET); THENCE N89°10'38"W 80.30 FEET; THENCE N47°17'55"W 91.00 FEET; THENCE N5°39'03"W 40.67 FEET TO THE QUARTER SECTION LINE; THENCE N89°57'37"E ALONG THE QUARTER SECTION LINE 1385.28 FEET TO THE POINT OF BEGINNING.

Cky JR/JJB 22 April 2014

CONTAINS: ±236.37 ACRES

Services Include:

- Engineering
 - Civil
 - Structural
- Surveying
- Land Planning

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 • P: 801.798.0555 • F 801.798.9393
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065 • P: 801.495.2844 • F801.495.2847
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 • P: 208.846.9600 • F208.846.9605

PARCEL #2

ALL OF THAT REAL PROPERTY DESCRIBED IN DEEDS ENTRY NO. 4301:1958 AND 775:1976 TOGETHER WITH THAT AGREEMENT DESCRIBED IN DEED ENTRY NO. 25927:2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 23, 24, 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD AS DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 2544.12 FEET AND NORTH 2354.87 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B.&M.; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING ELEVEN (11) COURSES: N0°11'59"E 113.98 FEET; THENCE N0°36'45"W 150.49 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 1162.67 FEET TO THE SOUTH LINE PIONEER CROSSING ACCORDING TO THE OFFICIAL MAPS THEREOF; THENCE ALONG THE SOUTH LINE OF PIONEER CROSSING AND THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 35015:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 1,400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S1°31'17"W) 247.01 FEET THROUGH A CENTRAL ANGLE OF 10°06'33" (CHORD: S83°25'26"E 246.69 FEET); THENCE S77°12'47"E 545.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,161.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N11°37'50"E) 151.16 FEET THROUGH A CENTRAL ANGLE OF 7°27'35" (CHORD: S82°05'57"E 151.05 FEET); THENCE S16°37'01"W 113.17 FEET; THENCE S6°16'31"E 143.75 FEET; THENCE S40°15'03"E 199.57 FEET; THENCE S52°15'00"E 326.50 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE S60°15'43"E 271.14 FEET; THENCE S13°20'52"W 150.65 FEET; THENCE S42°43'56"W 159.53 FEET; THENCE S20°23'15"W 180.74 FEET; THENCE S12°40'30"E 257.32 FEET; THENCE S38°30'26"E 446.67 FEET; THENCE S32°44'40"E 135.96 FEET; THENCE S50°30'29"E 240.72 FEET; THENCE S64°50'35"E 70.79 FEET; THENCE S28°30'43"E 128.54 FEET; THENCE S3°51'58"E 124.82 FEET; THENCE S17°06'35"W 75.45 FEET; THENCE S26°49'30"E 144.48 FEET; THENCE S11°14'54"E 99.00 FEET; THENCE S1°25'50"W 228.24 FEET; THENCE S5°51'50"E 265.23 FEET; THENCE S36°31'03"W 221.75 FEET; THENCE S11°52'35"W 207.96 FEET; THENCE S17°28'58"E 200.11 FEET; THENCE S71°09'38"E 381.70 FEET; THENCE N83°49'20"E 241.90 FEET; THENCE N80°53'56"E 338.24 FEET; THENCE S63°16'27"E 141.94 FEET; THENCE S86°19'21"E 148.71 FEET; THENCE S31°07'21"E 155.89 FEET; THENCE S37°31'09"E 248.04 FEET TO THE WESTERLY LINE OF SARATOGA DRIVE AS DEFINED BY DEED ENTRY NO. 5782:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: S26°08'49"W 296.68 FEET; THENCE S13°04'08"W 32.63 FEET; THENCE N86°30'00"W 2219.49 FEET; THENCE N55°57'07"W 382.43 FEET; THENCE N86°30'00"W 2047.63 FEET TO THE POINT OF BEGINNING.

Ck by JJB 2 July 2014

CONTAINS: ±271.94 ACRES

PARCEL #3

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17121:1992 TOGETHER WITH THAT AGREEMENT DESCRIBED IN DEED ENTRY NO. 25927:2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 596.37 FEET; THENCE N1°09'44"E 242.17 FEET; THENCE S89°55'54"W 310.00 FEET; THENCE S1°09'44"W 241.59 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 1,725.61 FEET; THENCE N0°34'23"E 248.58 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) COURSES: S89°42'55"E 32.49 FEET; THENCE N4°21'40"E 360.80 FEET; THENCE N1°30'41"E 182.07 FEET; THENCE N0°32'52"E 565.49 FEET; THENCE N0°54'50"E 565.12 FEET; THENCE N1°18'07"E 244.64 FEET; THENCE N0°11'59"E 189.56 FEET; THENCE S86°30'00"E 2047.63 FEET; THENCE S55°57'07"E 382.43 FEET; THENCE S86°30'00"E 2219.49 FEET TO THE WESTERLY LINE OF SARATOGA DRIVE AS DEFINED BY DEED ENTRY NO. 5782:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: THENCE S13°04'08"W 13.74 FEET; THENCE S19°25'47"W 1,979.72 FEET TO THE INTERSECTION WITH THE EAST-WEST QUARTER SECTION LINE OF SECTION 25, T5S, R1W, SLB&M; THENCE S89°55'58"W ALONG SAID QUARTER SECTION LINE 1,370.25 FEET TO THE POINT OF BEGINNING.

Cky 1R1/J1B 22 April 2014

CONTAINS: ±207.48 ACRES

PARCEL #4

ALL OF THAT REAL PROPERTY KNOWN AS PARCEL #2, SARATOGA DRIVE CHURCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 140578:2004, MAP NO. 10844 TOGETHER WITH THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 72399:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 91623:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL #2, SARATOGA DRIVE CHURCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 140578:2004, MAP NO. 10844 LOCATED S0°33'18"W ALONG THE SECTION LINE 33.94 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE ALONG SAID PARCEL #2 THE FOLLOWING NINE (9) COURSES: N89°56'07"E 1,352.69 FEET; THENCE S19°21'26"W 886.43 FEET; THENCE S86°28'54"W 1,066.18 FEET; THENCE S3°31'06"E 374.34 FEET; THENCE S2°54'37"W 348.75 FEET; THENCE S21°58'07"W 403.00 FEET; THENCE S34°00'07"W 223.27 FEET; THENCE S0°41'07"W 180.00 FEET; THENCE S55°45'07"W 719.98 FEET TO THE NORTH LINE OF SARATOGA SPRINGS NO. 3 SUBDIVISION; THENCE S89°57'59"W ALONG THE NORTH LINE OF SARATOGA SPRINGS NO. 3 AND NO. 2 SUBDIVISIONS 1,751.96 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68) ACCORDING TO THE OFFICIAL MAPS THEREOF AND AS DESCRIBED IN DEED ENTRY NO. 91623:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: NORTHWESTERLY ALONG THE ARC OF A 9,940.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N88°51'47"E) 307.55 FEET THROUGH A CENTRAL ANGLE OF 1°46'22" (CHORD: N0°15'02"W 307.54 FEET); THENCE N0°38'09"E 2,456.88 FEET TO THE NORTH LINE OF SAID PARCEL #2; THENCE N89°56'07"E ALONG SAID NORTH LINE 2,598.98 FEET TO THE POINT OF BEGINNING.

Cky 1R1/J1B 22 April 2014

CONTAINS: ±181.93 ACRES

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 • P: 801.798.0555 • F 801.798.9393
 Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065 • P: 801.495.2844 • F801.495.2847
 Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 • P: 208.846.9600 • F208.846.9605

Parcel #1: Tax Parcel Nos. 58-035-0068, 58-032-0011, 58-032-0122, 58-032-0013, 58-033-0009

Parcel #2: Tax Parcel Nos. 58-035-0080, 58-037-0051, 58-035-0071, 58-035-0070, 58-038-0013

Parcel #3: Tax Parcel Nos. 58-038-0030, 58-037-0010

Parcel #4: Tax Parcel Nos. 66-058-0007, 58-041-0185

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.
dba Oakwood Homes
206 East Winchester Street
Murray, Utah 84107

Tax Parcel Nos. 58-035-0131
FAT NCS-847549PH7

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

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

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.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the date of recording.

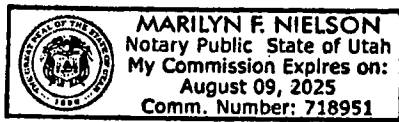
GRANTOR:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: *David Cannon*
Name: David Cannon
Its: President *DC*

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

On this 26 day of September 2022, before me personally appeared David Cannon, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



Marilyn F. Nielson
Notary Public

EXHIBIT A**Legal Description of the Property**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way Line of Riverside Drive and the North Right-of-Way of Pony Express Parkway, said point also being a point on a 138.500 foot radius non tangent curve to the right, (radius bears North 64°54'31" West, Chord: South 52°40'19" West 128.250 feet), said point that lies North 89°57'40" West 1235.726 feet along the Section Line and North 2756.002 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Pony Express Parkway the following (3) courses: 1) along the arc of said curve 133.340 feet through a central angle of 55°09'40"; 2) North 89°59'57" West 108.500 feet to a point on a 1080.500 foot radius tangent curve to the left, (radius bears South 00°00'03" West, Chord: South 89°29'00" West 19.520 feet); 3) along the arc of said curve 19.520 feet through a central angle of 01°02'06"; thence North 486.651 feet; thence West 409.257 feet to a point on a 41.500 foot radius tangent curve to the left, (radius bears South, Chord: South 44°59'58" West 58.690 feet); thence along the arc of said curve 65.189 feet through a central angle of 90°00'03"; thence South 89°59'57" West 29.500 feet; thence North 00°00'03" West 181.001 feet; thence West 604.103 feet to the East Right-of-Way Line of Redwood Road; thence along said Redwood Road the following (4) courses: 1) North 00°02'14" East 339.841 feet; 2) North 00°24'29" West 173.550 feet; 3) North 01°17'53" West 173.550 feet; 4) North 01°03'25" West 76.857 feet; thence North 51°16'00" East 149.056 feet; thence East 420.305 feet; thence South 110.000 feet; thence East 54.148 feet; thence North 110.000 feet; thence East 515.000 feet; thence South 387.000 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.030 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'11" East 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence South 89°59'37" East 4.034 feet to said Riverside Drive; thence along said Riverside Drive South 00°00'13" West 1018.217 feet to the point of beginning.

Property contains 28.488 acres.