

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:  
D.R. Horton, Inc.  
12351 S. Gateway Park Place, Suite D-100  
Draper, UT 84020  
Attention: Jonathan S. Thornley

Tax Id No.: 58-023-0264, 58-023-0243, 58-024-0007, 58-024-0020 and 58-024-0027

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002 ("Grantor") hereby conveys and warrants to D.R. HORTON, INC., a Delaware corporation, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, Utah 84020 ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Utah County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys, easements and rights of way, subject, however, to all easements and other matters appearing of record with respect to the Property.

**GRANTOR:**

SOA INVESTMENTS, LLC,  
a Utah limited liability company, which acquired title as  
SOA INVESTMENTS, LTD., a Utah limited partnership,  
which Utah limited partnership has been converted to  
SOA INVESTMENTS, LLC, a Utah limited liability  
company, pursuant to Section 48-2C-1402 of the Utah  
Code on October 15, 2002

By: Robert S. Allred  
Robert S. Allred  
Manager

Date of Execution: October 18, 2019

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

The foregoing document was duly acknowledged before me this 18 day of October, 2019, by Robert S. Allred, the Manager of SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited liability partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48-2C-1402 of the Utah Code on October 15, 2002, for and in behalf of such limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit A**  
**to the Special Warranty Deed**

**Legal Description of the Property**

That certain real property located in Utah County, Utah more particularly described as follows:

**PARCEL 1:**

Proposed COLD SPRING RANCH - HD 2, being more particularly described as follows:

A portion of the Southeast quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, and more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 1306.91 feet and North 760.72 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 25.95 feet; thence along the arc of a 2062.00 foot radius curve to the left 467.86 feet through a central angle of 13°00'01" (chord: South 83°30'00" West 466.86 feet); thence along the arc of a 21.00 foot radius curve to the right 33.40 feet through a central angle of 91°07'09" (chord: North 57°26'26" West 29.99 feet); thence North 11°52'52" West 574.81 feet; thence along the arc of a 2165.00 foot radius non-tangent curve (radius bears: South 10°14'24" East) to the right 386.93 feet through a central angle of 10°14'24" (chord: North 84°52'48" East 386.42 feet); thence East 212.79 feet; thence South 00°02'00" East 72.28 feet; thence along the arc of a 1031.00 foot radius curve to the left 246.12 feet through a central angle of 13°40'39" (chord: South 06°52'20" East 245.54 feet); thence South 13°42'39" East 58.97 feet; thence along the arc of a 469.00 foot radius curve to the right 112.23 feet through a central angle of 13°42'39" (chord: South 06°51'20" East 111.96 feet); thence South 54.77 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: South 45°00'00" West 29.70 feet) to the point of beginning.

**PARCEL 2:**

A portion of the Southeast quarter of Section 11 and the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 135.71 feet and North 573.18 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northwesterly along the arc of a 1292.00 foot radius non-tangent curve (radius bears: South 79°35'09" West) to the left 90.89 feet through a central angle of 04°01'50" (chord: North

12°25'46" West 90.87 feet); thence along the arc of a 1108.00 foot radius curve to the right 340.66 feet through a central angle of 17°36'56" (chord: North 05°38'13" West 339.32 feet); thence South 78°54'02" East 60.87 feet; thence along the arc of a 1050.00 foot radius curve to the right 293.53 feet through a central angle of 16°01'01" (chord: South 70°53'31" East 292.57 feet); thence South 62°53'01" East 196.64 feet; thence along the arc of a 303.00 foot radius curve to the left 365.43 feet through a central angle of 69°06'03" (chord: North 82°33'58" East 343.68 feet); thence North 48°00'57" East 79.10 feet; thence South 31°49'18" East 451.34 feet to the Westerly bank of the Jordan River; thence along said Westerly bank the following two (2) courses: South 58°18'24" West 82.61 feet; thence South 40°06'13" West 89.69 feet; thence North 22°40'03" West 182.97 feet; thence West 897.31 feet to the point of beginning.

WHEN RECORDED MAIL TO:

D.R. Horton, Inc.  
12351 S. Gateway Park Place, #D100  
Draper, UT 84020  
ATTN: Jonathan S. Thornley

File No.: 119178-DMP

ENT **120923:2019** PG 1 of 6  
**Jeffery Smith**  
**Utah County Recorder**  
2019 Nov 18 03:28 PM FEE 40.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED  
(CORRECTIVE)**

\*\*\*Note: This deed is given for the purpose of correcting the legal description of the conveyed property as referenced in those certain Special Warranty Deeds recorded in the office of the Utah County Recorder on October 18, 2019 as Entry No. 107777:2019 and on November 12, 2019 as Entry No. 117460:2019.

In Reference to Tax ID Number(s):

58-023-0264, 58-023-0243, 58-024-0007, 58-024-0020 and 58-024-0027, 58-023-0240,  
58-023-0241 and 58-023-0272

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:  
D.R. Horton, Inc.  
12351 S. Gateway Park Place, Suite D-100  
Draper, UT 84020  
Attention: Jonathan S. Thornley

Tax Id No.: 58-023-0264, 58-023-0243, 58-024-0007, 58-024-0020 and 58-024-0027,  
58-023-0240, 58-023-0241 and 58-023-0272

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

**(CORRECTIVE)**

For valuable consideration, the receipt of which is hereby acknowledged, SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002 ("Grantor") hereby conveys and warrants to D.R. HORTON, INC., a Delaware corporation, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, Utah 84020 ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Utah County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys, easements and rights of way, subject, however, to all easements and other matters appearing of record with respect to the Property.

**GRANTOR:**

SOA INVESTMENTS, LLC,  
a Utah limited liability company, which acquired title as  
SOA INVESTMENTS, LTD., a Utah limited partnership,  
which Utah limited partnership has been converted to  
SOA INVESTMENTS, LLC, a Utah limited liability  
company, pursuant to Section 48-2C-1402 of the Utah  
Code on October 15, 2002

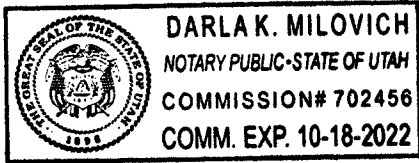
By: Robert S. Allred  
Robert S. Allred  
Manager

Date of Execution: November 15, 2019

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing document was duly acknowledged before me this 15 day of November, 2019, by Robert S. Allred, the Manager of SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited liability partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48-2C-1402 of the Utah Code on October 15, 2002, for and in behalf of such limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit A**  
**to the Special Warranty Deed**

**Legal Description of the Property**

That certain real property located in Utah County, Utah more particularly described as follows:

**PARCEL 1:**

Proposed COLD SPRING RANCH - HD 2, being more particularly described as follows:

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 1254.91 feet and North 729.60 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 77.95 feet; thence along the arc of a 2031.00 foot radius curve to the left 486.02 feet through a central angle of 13°42'39" (chord: S83°08'40"W 484.86 feet); thence S76°17'21"W 27.84 feet; thence N11°52'52"W 628.34 feet; thence N78°07'08"E 31.00 feet; thence northeasterly along the arc of a 2165.00 foot radius non-tangent curve to the right (radius bears: S10°14'24"E) 386.93 feet through a central angle of 10°14'24" (chord: N84°52'48"E 386.42 feet); thence East 212.79 feet; thence N89°58'00"E 31.00 feet; thence S0°02'00"E 72.28 feet; thence along the arc of a 1000.00 foot radius curve to the left 238.72 feet through a central angle of 13°40'39" (chord: S6°52'20"E 238.15 feet); thence S13°42'39"E 58.97 feet; thence along the arc of a 500.00 foot radius curve to the right 119.65 feet through a central angle of 13°42'39" (chord: S6°51'20"E 119.37 feet); thence South 106.77 feet to the point of beginning.

**PARCEL 2 (Park Parcel):**

A portion of the Southeast quarter of Section 11 and the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 135.71 feet and North 573.18 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northwesterly along the arc of a 1292.00 foot radius non-tangent curve (radius bears: South 79°35'09" West) to the left 90.89 feet through a central angle of 04°01'50" (chord: North 12°25'46" West 90.87 feet); thence along the arc of a 1108.00 foot radius curve to the right 340.66 feet through a central angle of 17°36'56" (chord: North 05°38'13"



West 339.32 feet); thence South  $78^{\circ}54'02''$  East 60.87 feet; thence along the arc of a 1050.00 foot radius curve to the right 293.53 feet through a central angle of  $16^{\circ}01'01''$  (chord: South  $70^{\circ}53'31''$  East 292.57 feet); thence South  $62^{\circ}53'01''$  East 196.64 feet; thence along the arc of a 303.00 foot radius curve to the left 365.43 feet through a central angle of  $69^{\circ}06'03''$  (chord: North  $82^{\circ}33'58''$  East 343.68 feet); thence North  $48^{\circ}00'57''$  East 79.10 feet; thence South  $31^{\circ}49'18''$  East 451.34 feet to the Westerly bank of the Jordan River; thence along said Westerly bank the following two (2) courses: South  $58^{\circ}18'24''$  West 82.61 feet; thence South  $40^{\circ}06'13''$  West 89.69 feet; thence North  $22^{\circ}40'03''$  West 182.97 feet; thence West 897.31 feet to the point of beginning.

PARCEL 3:

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point on the north line of Cold Spring Ranch Backbone Phase 1 Roadway Dedication Plat, said point being located  $S89^{\circ}51'47''W$  along the section line 1280.90 feet and North 1707.92 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence  $N89^{\circ}58'19''W$  along said line 31.00 feet; thence  $N0^{\circ}02'00''W$  1059.95 feet to an existing fence line; thence  $N89^{\circ}45'33''E$  along said fence 31.00 feet; thence  $S0^{\circ}02'00''E$  1060.09 feet to the point of beginning.

PARCEL 4:

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located  $S89^{\circ}51'47''W$  along the section line 701.04 feet and North 2527.06 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 56.00 feet; thence North 31.60 feet; thence East 56.00 feet; thence South 31.60 feet to the point of beginning.

PARCEL 5:

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located  $S89^{\circ}51'47''W$  along the section line 757.04 feet and North 2390.68 feet from the Southeast Corner of Section 11, Township 5 South,

Range 1 West, Salt Lake Base and Meridian; thence West 15.00 feet; thence N0°00'17"W 33.00 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N0°00'02"W) 23.48 feet through a central angle of 89°40'56" (chord: N45°09'30"E 21.15 feet); thence South 47.92 feet to the point of beginning.