

TAX NOTICE

WHEN RECORDED, RETURN TO:

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

Tax Id No.: 32-017-0196, 32-017-0139, 32-017-0193, 32-017-0145, 32-017-0148, 32-017-0149,
32-017-0152, 32-017-0184, 32-017-0185, 32-017-0155, 32-017-0186, 32-017-0187,
32-017-0188, 32-017-0141, 32-017-0142, 32-017-0138, 32-017-0126, 32-017-0194
and 32-017-0195

**SPECIAL WARRANTY DEED AND RESERVATION OF SURFACE RIGHTS
(Minerals)**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received, **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware Corporation, (“Grantor”), does hereby convey and warrant against all who claim by, through, or under Grantor to **DRH ENERGY, INC.**, a Colorado corporation (“Grantee”), the following property rights, to the extent not previously reserved or conveyed:

All oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper), and all minerals, gases and geothermal energy and geothermal substances and rights, whatsoever (collectively, “Minerals”), already found or which may hereafter be found, under the real property legally described on Exhibit A attached hereto and incorporated herein by this reference (the “Real Property”), together with all ores thereof and other products or materials produced in association therewith and the right to prospect for, mine and remove the Minerals; provided, however, that Grantee may not employ mining methods that destroy the surface of the Real Property or endanger, impair or affect the support for the Real Property or any existing or future improvement thereon. This conveyance also includes all of Grantor’s right, title and interest, if any, in and to the rights, rentals, royalties and other benefits accruing or to accrue under any lease or leases of the Minerals and rights to receive all bonuses, rents, royalties, production payments or monies of any nature accrued in the past or future with respect to the Minerals.

Grantor, for itself and its successors and assigns, hereby reserves and retains in perpetuity for its sole and exclusive use all rights to the surface and thirty feet (30’) below finished grade (collectively, the “Surface”) of all or any portion of the Real Property that is currently subject to a Plat Map (as defined below) for any purpose whatsoever in connection with the development, construction and installation of any existing or future improvements benefiting all or any portion of such property and the use and enjoyment of all or any portion of such property and such improvements. In the event that any portion of the remaining Real Property is ever conveyed by Grantor or its successor or assign to a bona fide third party retail purchaser, on the date Grantor

executes a deed for such conveyance, the sole and exclusive use of the Surface of such portion for any purpose whatsoever in connection with the development, construction and installation of any existing or future improvements benefiting all or any portion of such property and the use and enjoyment of all or any portion of such property and such improvements shall revert to Grantor, its successors and assigns. For purposes hereof, the term "Plat Map" means a final, government-approved subdivision map, plat or site plan for single-family residential or multi-family residential use and including, without limitation, condominium units, whether owner-occupied or held for rent or investment purposes, and apartment projects. Any portion of the Real Property that is made subject to a Plat Map, including any street, common area and any other land included in such map, whether currently or in the future, is referred to herein as a "Lot".

Provided, however, that nothing contained herein shall prevent Grantee from developing and removing any Minerals under the Surface of all or any portion of a Lot by slant drilling, subterranean entry or other means or operations conducted from the Surface of the Real Property which has not been subjected to a Plat Map or any other parcel as to which Grantee may then have rights of surface use or by any other suitable means or methods, provided that Grantee does not endanger, impair or affect the support of all or any portion of the Lots and any existing or future improvements thereon.

The reservation and reversion of the Surface of the Real Property contained in this Special Warranty Deed and the other covenants and agreements of Grantee contained in this Special Warranty Deed are for the benefit of the Grantor and its successors and assigns only. No successor or assign of Grantor shall have the right to enforce any of the terms of this Special Warranty Deed with respect to any portion of the Real Property except the portion of the Real Property owned by such successor or assign. No third party rights are intended to be conferred on any other person or entity and no third party shall have the right to enforce any of the terms of this Special Warranty Deed. The Grantor, or its successors or assigns only with respect to the portion of the Real Property owned by such successor or assign, may waive the reservation or reversion of the Surface or any or all of the covenants or agreements of Grantee contained herein by a written instrument signed by such party.

SUBJECT TO current taxes and assessments; reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, reservations, declarations, obligations, liabilities and other matters as may appear of record, and any matters that would be disclosed by an inspection or accurate ALTA/ACSM survey of the Real Property, Grantor binds itself and its successors to warrant and defend title to the Minerals as against the acts of Grantor and none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 15 day of November, 2019.

GRANTOR:

FORESTAR (USA) REAL ESTATE GROUP INC.,
a Delaware Corporation

Thomas H. Burleson
Name: Thomas H. Burleson
Title: Senior Vice President

STATE OF TEXAS)
) ss.
COUNTY OF TARRANT)

The foregoing instrument was acknowledged before me this 15 day of November, 2019, by Thomas H. Burleson, the Senior Vice President of Forestar (USA) Real Estate Group Inc., a Delaware Corporation, on behalf of the corporation.

Stephanie Nguyen
Notary Public

My Commission Expires:

11-07-21

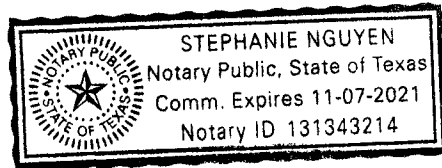


Exhibit A
to the Special Warranty Deed and Reservation of Surface Rights
Legal Description of the Property

Beginning at a point which is South 88°42'16" West 1537.14 feet from the Southeast quarter corner of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence; South 88°42'16" West for a distance of 1075.91 feet to a point on a line; thence South 89°24'57" West for a distance of 1132.90 feet to a point on a line; thence North 26°21'47" East for a distance of 31.40 feet to a point on a line; thence North 44°16'46" West for a distance of 48.94 feet to a point on a line; thence North 32°41'37" East for a distance of 51.14 feet to the beginning of a curve, said curve turning to the right through an angle of 06°27'31", having a radius of 11266.16 feet, and whose long chord bears North 35°55'22" East for a distance of 1269.29 feet to a point of intersection with a non-tangential line; thence North 50°50'53" West for a distance of 73.00 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°52'08", having a radius of 11339.16 feet, and whose long chord bears North 43°35'12" East for a distance of 1753.46 feet to a point of intersection with a non-tangential line; thence North 47°09'42" East for a distance of 2501.00 feet to a point on a line; thence South 00°04'32" East for a distance of 1,323.46 feet to a point on a line; thence South 89°19'40" West for a distance of 771.69 feet to a point on a line; thence South 00°40'20" East for a distance of 98.00 feet to the beginning of a curve, said curve turning to the right through an angle of 90°00'00", having a radius of 15.00 feet, and whose long chord bears South 44°19'40" West for a distance of 21.21 feet to a point of intersection with a non-tangential line; thence South 00°40'21" East for a distance of 21.00 feet to a point on a line; thence South 89°19'39" West for a distance of 115.10 feet to a point on a line; thence South 00°40'20" East for a distance of 0.07 feet to a point on a line; thence South 89°19'39" West for a distance of 249.26 feet to a point on a line; thence South 13°28'59" West for a distance of 157.53 feet to a point on a line; thence South 05°34'54" West for a distance of 55.65 feet to a point on a line; thence South 46°33'20" West for a distance of 90.55 feet to a point on a line; thence North 44°17'36" West for a distance of 3.06 feet to a point on a line; thence South 45°46'37" West for a distance of 226.96 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 03°51'30", having a radius of 6734.00 feet, and whose long chord bears South 45°59'52" West for a distance of 453.40 feet; thence South 44°04'07" West for a distance of 194.55 feet to a point on a line; thence South 44°22'48" East for a distance of 37.13 feet to a point on a line; thence South 45°37'12" West for a distance of 55.00 feet to the beginning of a non-tangential curve, said curve turning to the right through 58°34'21", having a radius of 30.00 feet, and whose long chord bears South 15°05'36" East for a distance of 29.35 feet to the beginning of a non-tangential curve, said curve turning to the left through 27°24'17", having a radius of 80.00 feet, and whose long chord bears South 00°22'13" West for a distance of 37.90 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 58°16'19", having a radius of 30.00 feet, and whose long chord bears South 15°45'41" West for a distance of 29.21 feet to a point of intersection with a non-tangential line; thence South 44°35'10" East for a distance of 55.00 feet to the beginning of a non-tangential curve, said curve turning to the right through 58°43'41", having a radius of 30.00 feet, and whose long chord bears North 74°15'35" East for a distance of 29.42 feet to the beginning of a non-tangential curve, said curve turning to the left through 29°00'29", having a radius of 80.00 feet, and whose long chord bears North 89°07'12" East for a distance of 40.07 feet to the beginning of a non-tangential curve, said curve turning to the right through 58°30'14", having a radius of 30.00 feet, and whose long chord bears South 76°15'38" East for a distance of 29.32 feet to the beginning of a non-tangential curve, said curve turning to the right through 11°36'16", having a radius of 972.50 feet, and whose long chord bears South 41°14'30" East for a distance of 196.63 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 06°07'37", having a radius of 1027.50 feet, and whose long chord bears South 38°30'18" East for a distance of 109.82 feet to a point of intersection with a non-tangential line; thence North 44°23'46" East for a distance of 0.07 feet to the beginning of a non-tangential curve, said curve turning to the left through 14°50'10", having a radius of 1027.50 feet, and whose long chord bears South 49°00'07" East for a distance of 265.32 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 02°09'15", having a radius of 972.50 feet, and whose long chord bears South 55°20'34" East for a distance of 36.56 feet to a point of intersection with a non-tangential line; thence North 44°49'50" East for a distance of 291.36 feet to a point on a line, thence North 53°06'21" East for a distance of 321.95 feet to a point on a line; thence

South 36°53'39" East for a distance of 172.50 feet to a point on a line; thence North 53°06'21" East for a distance of 264.57 feet to the beginning of a curve, said curve turning to the right through 15°47'01", having a radius of 140.00 feet, and whose long chord bears North 60°59'52" East for a distance of 38.45 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 21°01'46", having a radius of 140.00 feet, and whose long chord bears North 79°24'16" East for a distance of 51.10 feet; thence North 89°55'09" East for a distance of 474.49 feet to a point on a line; thence South 00°04'51" East for a distance of 464.29 feet to a point on a line; thence South 73°03'26" West for a distance of 128.60 feet to a point on a line; thence South 56°34'14" West for a distance of 50.85 feet to a point on a line; thence South 61°49'24" West for a distance of 52.69 feet to a point on a line; thence South 64°23'20" West for a distance of 56.55 feet to a point on a line; thence South 63°49'36" West for a distance of 44.08 feet to a point on a line; thence South 64°00'13" West for a distance of 48.34 feet to a point on a line; thence South 68°54'47" West for a distance of 95.15 feet to the beginning of a curve, said curve turning to the left through 28°33'09", having a radius of 175.00 feet, and whose long chord bears South 54°38'02" West for a distance of 86.31 feet to the beginning of a non-tangential curve, said curve turning to the right through 15°09'14", having a radius of 300.00 feet, and whose long chord bears South 47°56'04" West for a distance of 79.11 feet to the beginning of a non-tangential curve, said curve turning to the left through 19°53'42", having a radius of 742.45 feet, and whose long chord bears South 45°33'50" West for a distance of 256.51 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 23°43'31", having a radius of 100.00 feet, and whose long chord bears South 47°28'45" West for a distance of 41.11 feet; thence South 59°20'30" West for a distance of 103.84 feet to a point on a line; thence South 20°43'10" East for a distance of 3.86 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 32°48'22", having a radius of 346.54 feet, and whose long chord bears South 60°43'23" West for a distance of 195.72 feet; thence South 44° 19' 12" W for a distance of 199.90 feet to a point on a line; thence South 45°32'43" West for a distance of 106.76 feet to a point on a line; thence South 43°57'26" West for a distance of 116.68 feet to a point on a line; thence South 45°36'14" West for a distance of 45.69 feet to a point on a line; thence South 49°04'39" West for a distance of 39.99 feet to a point on a line; thence South 56°57'14" West for a distance of 94.78 feet to a point on a line; thence South 49°40'25" West for a distance of 45.06 feet to a point on a line; thence South 41°36'34" West a distance of 38.56 feet to the point of beginning.

LESS AND EXCEPTING :

OUTSIDE EDGE - BILLBOARD #1, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 1552.43 feet and South, a distance of 88.66 to the point of beginning; thence South 52°05'07" East, a distance of 49.61 feet; thence South 45°59'55" West, a distance of 28.25 feet; thence North 35°02'12" West, a distance of 49.97 feet; thence North 47°01'40" East, a distance of 13.49 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #2, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 1928.33 feet and South, a distance of 427.35 to the point of beginning; thence

South 53°24'45" East, a distance of 49.96 feet; thence South 43°27'07" West, a distance of 21.20 feet; thence North 40°25'44" West, a distance of 49.97 feet; thence North 43°55'28" East, a distance of 9.90 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #3, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2280.97 feet and South, a distance of 806.92 to the point of beginning; thence South 62°45'30" East, a distance of 49.96 feet; thence South 34°06'21" West, a distance of 21.20 feet; thence North 49°46'29" West, a distance of 49.97 feet; thence North 34°34'42" East, a distance of 9.90 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #4, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2616.48 feet and South, a distance of 1136.73 to the point of beginning; thence South 71°16'06" East, a distance of 50.00 feet; thence South 30°43'20" West, a distance of 28.06 feet; thence North 53°27'04" West, a distance of 48.31 feet; thence North 26°55'22" East, a distance of 12.80 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #5, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2921.15 feet and South, a distance of 1529.31 to the point of beginning; thence South 67°02'48" East, a distance of 50.21 feet; thence South 33°52'25" West, a distance of 28.97 feet; thence North 48°08'05" West, a distance of 49.58 feet; thence North 32°56'52" East, a distance of 12.39 feet to the point of beginning.

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