

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
D.R. Horton, Inc., a Delaware corporation
12351 S. Gateway Park Place #D100
Draper, UT 84020
Attn: Jonathan S. Thornley

13698960
6/23/2021 3:37:00 PM \$40.00
Book - 11195 Pg - 6442-6445
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Tax Id No.: 14-32-326-001
14-32-376-002

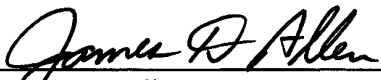
(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Forestar (USA) Real Estate Group, Inc., a Delaware corporation ("Grantor"), hereby conveys and warrants to D.R. Horton, Inc., a Delaware corporation, whose address is 12351 S. Gateway Park Place #D100, Draper, UT 84020 ("Grantee"), against all claiming by, through or under Grantors, but not otherwise, that certain real property (the "Property") located in Salt Lake 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 covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

Forestar (USA) Real Estate Group, Inc., a Delaware corporation

By: 
Name: James D. Allen
Title: Executive Vice President, CFO & Treasurer
Date of Execution: June 22, 2021

STATE OF TEXAS)
 : ss.
COUNTY OF TARRANT)

The foregoing document was duly acknowledged before me this 22 day of June, 2021, by James D. Allen in such person's capacity as the Executive Vice President, CFO & Treasurer of Forestar (USA) Real Estate Group, Inc., a Delaware corporation.



NOTARY PUBLIC

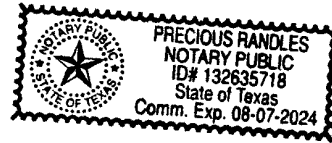


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

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

PARCEL 1:

Lots 260 through 297, inclusive, and Lots 1001 through 1089, inclusive, GATEWAY TO LITTLE VALLEY PHASE 1B PLAT, according to the official plat thereof, as filed in the Salt Lake County Recorder's office, State of Utah on June 16, 2021 as Entry No. 13693268 in Book 2021P at Page 161.

PARCEL 2:

A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 8400 West Street (SR-111), said point being South 00°01'06" West 1,275.16 feet along the section line and North 89°58'54" West 71.00 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°01'06" West 654.19 feet along the Westerly Right-of-Way Line of said 8400 West Street (SR-111); thence North 89°40'50" West 371.62 feet; thence North 00°19'22" East 96.50 feet; thence North 89°40'50" West 478.25 feet; thence North 25.35 feet; thence South 89°52'32" West 83.60 feet; thence Northwesterly 148.55 feet along the arc of a 175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13"); thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'06" West 20.43 feet with a central angle of 85°49'20"); thence Northeasterly 313.28 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 60°19'26" West and the chord bears North 22°04'14" East 312.36 feet with a central angle of 15°12'41"); thence North 14°27'52" East 150.19 feet; thence Northeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 75°32'08" East and the chord bears North 58°40'08" East 20.92 feet with a central angle of 88°24'31"); thence Southeasterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°52'23" East and the chord bears South 83°33'16" East 450.02 feet with a central angle of 12°51'18"); thence South 89°58'54" East 372.93 feet; thence Southeasterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 65°09'26" East 23.09 feet with a central angle of 49°38'56") to the point of beginning.

LESS AND EXCEPTING THEREFROM the following tract of land:

A parcel of land situated in the Southwest quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of 8400 West Street (SR-111), said point being South 00°01'06" West 1,275.16 feet along the section line and North 89°58'54" West 71.00 feet from the center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°01'06" West 166.21 feet along the Westerly right-of-way line of said 8400 West Street (SR-111); thence South 89°35'58" West 281.95 feet; thence South 143.24 feet; thence West 469.91 feet; thence South 216.06 feet; thence South 89°52'32" West 181.22 feet; thence Northwesterly 148.55 feet along the arc of a

175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13"); thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'06" West 20.43 feet with a central angle of 85°49'20"); thence Northeasterly 313.28 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 60°19'26" West and the chord bears North 22°04'14" East 312.36 feet with a central angle of 15°12'41"); thence North 14°27'52" East 150.19 feet; thence Northeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 75°32'08" East and the chord bears North 58°40'08" East 20.92 feet with a central angle of 88°24'31"); thence Southeasterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°52'23" East and the chord bears South 83°33'16" East 450.02 feet with a central angle of 12°51'18"); thence South 89°58'54" East 372.93 feet; thence Southeasterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 65°09'26" East 23.09 feet with a central angle of 49°38'56") to the point of beginning.