

WHEN RECORDED, RETURN TO:

Ted Harbour, Esq.
DRH Energy, Inc.
D.R. Horton Tower
301 Commerce Street, Suite 500
Fort Worth, TX 76102

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, D.R. HORTON, 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 6th day of February, 2013.

GRANTOR:

D.R. HORTON, INC.,
A Delaware Corporation

Boyd A. Martin

Name: Boyd A. Martin
Title: Division President

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

The foregoing instrument was acknowledged before me this 6th day of February, 2013, by Boyd A. Martin, the Division President of D.R. Horton, Inc., a Delaware Corporation, on behalf of the corporation.

Delsa Salas
Notary Public

My Commission Expires:

06/05/2013

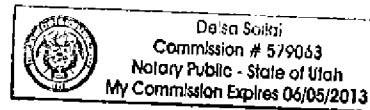


Exhibit 'A'
Legal Description

Lots 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 20, 22, 25, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 45, 46, 47, 49, 50, OAK VISTA NO. 8 AT SUNCREST, according to the official plat thereof recorded in the office of the Utah County Recorder.

Lot Number	Address	Tax ID
1	2011 East Lone Spruce Court	48-352-0001
2	2015 East Lone Spruce Court	48-352-0002
7	2033 East Lone Spruce Court	48-352-0007
8	2032 East Lone Spruce Court	48-352-0008
9	2028 East Lone Spruce Court	48-352-0009
10	2024 East Lone Spruce Court	48-352-0010
11	2020 East Lone Spruce Court	48-352-0011
12	2016 East Lone Spruce Court	48-352-0012
13	2012 East Lone Spruce Court	48-352-0013
14	15143 South Tall Woods Drive	48-352-0014
17	2027 East Tall Woods Drive	48-352-0017
18	2031 East Tall Woods Court	48-352-0018
20	2034 East Tall Woods Court	48-352-0020
22	2022 East Tall Woods Court	48-352-0022
25	15229 South Tall Wood Court	48-352-0025
28	15238 South Tall Woods Court	48-352-0028
30	15208 South Tall Woods Court	48-352-0030
31	15198 South Tall Woods Court	48-352-0031
32	15188 South Tall Wood Drive	48-352-0032
33	15182 South Tall Woods Drive	48-352-0033
34	15174 South Tall Woods Drive	48-352-0034
35	15158 South Tall Woods Drive	48-352-0035
36	15144 South Tall Woods Drive	48-352-0036
37	15128 South Tall Woods Drive	48-352-0037
38	2007 East Oak Summit Drive	48-352-0038
39	2011 East Oak Summit Drive	48-352-0039
40	2013 East Oak Summit Drive	48-352-0040
41	2015 East Oak Summit Drive	48-352-0041
43	2019 East Oak Summit Drive	48-352-0043
45	2022 East Oak Summit Drive	48-352-0045
46	2018 East Oak Summit Drive	48-352-0046
47	2016 East Oak Summit Drive	48-352-0047
49	2012 East Oak Summit Drive	48-352-0049
50	2010 East Oak Summit Drive	48-352-0050