

ENT 15482:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 04 10:35 AM FEE 132.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

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

Tax Id No.: 54-454-1050 through 54-454-1054, 54-454-1093 through 54-454-1110, 54-458-0173 through 54-458-0179, 54-458-1135 through 54-458-1155 and 54-458-1199 through 54-458-1203

## **SPECIAL WARRANTY DEED**

GRNOBL Viridian Farm, LLC, a Utah limited liability company, Grantor, whose address is 1148 W. Legacy Crossing Blvd., Suite 320, Centerville, Utah 84014, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to D.R. HORTON, INC., a Delaware corporation, Grantee, whose address is 12351 S. Gateway Park Place, #D100, Draper, UT 84020, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly describe as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

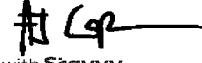
*[Signature and Acknowledgement Follows]*

Dated this 4th day of March, 2025.

GRNOBL Viridian Farm, LLC,  
a Utah limited liability company

By: \_\_\_\_\_

AJ Green  
Manager

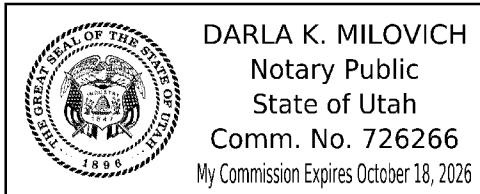


Signed with **Stavvy** \_\_\_\_\_

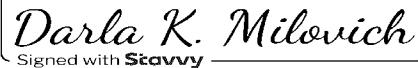
STATE OF UTAH )  
                    §  
COUNTY OF SALT LAKE )

On this 4th day of March, in the year 2025, personally appeared before me AJ Green, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of GRNOBL Viridian Farm, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said AJ Green acknowledged to me that said limited liability company executed the same. This act was performed via remote online audio-visual communication.

Witness my hand and official seal.



Notarized remotely via audio/video communication using Stavvy



Signed with **Stavvy** \_\_\_\_\_

*Darla K. Milovich*

NOTARY PUBLIC

**Exhibit A**

Real Property Located in Utah County, State of Utah, described as:

**PARCEL 1:**

Lots 1050 through 1054, inclusive, and 1093 through 1110, inclusive, VIRIDIAN PLAT 1A, according to the official plat thereof as recorded September 13, 2024 as Entry No. 62624:2024 in the Utah County Recorder's office.

**PARCEL 2:**

Lots 173 through 179, inclusive, 1135 through 1155, inclusive, and 1199 through 1203, inclusive, VIRIDIAN PLAT 2A, according to the official plat thereof as recorded December 19, 2024 as Entry No. 89768:2024 in the Utah County Recorder's office.