

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.: 32-016-0090 and 32-016-0093

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, HG UTAH I, L.L.C., a Utah limited liability company ("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 Grantors, 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 covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

HG UTAH I, L.L.C.,
a Utah limited liability company

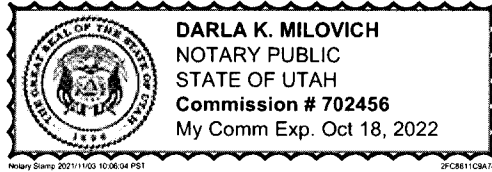
By: Robb Horlacher
Name: Robb Horlacher
Title: Manager
Date of Execution: November 3, 2021

4848-8671-7558v2



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

The foregoing document was duly acknowledged before me this 3rd day of November, 2021, by Robb Horlacher in such person's capacity as the Manager of HG UTAH I, L.L.C., a Utah limited liability company. This act was performed via remote online audio-visual communication.




Signed on 2021/11/03 10:06:04 -8:00

NOTARY PUBLIC

Notarial act performed by audio-visual communication

9F737070-7FC5-4705-846D-A0D2E1EBCA6C --- 2021/11/03 08:15:29 -8:00 --- Remote Notary



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:

Proposed SUMMIT RIDGE TOWNS, PLAT D, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 331.29 feet and West 1723.87 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 13.00 feet; thence South 7.52 feet; thence West 55.00 feet; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: West) 23.56 feet through a central angle of 90°00'00" (chord: S45°00'00"W 21.21 feet); thence West 223.00 feet; thence North 671.72 feet; thence N89°43'53"E 630.61 feet; thence South 79.33 feet; thence East 36.69 feet; thence South 55.00 feet; thence S9°15'52"W 18.63 feet; thence S0°24'58"E 137.69 feet; thence South 44.31 feet; thence West 12.86 feet; thence S70°46'42"W 55.86 feet; thence Southeasterly along the arc of a 102.50 foot radius non-tangent curve to the left (radius bears: N77°36'34"E) 37.12 feet through a central angle of 20°45'05" (chord: S22°45'59"E 36.92 feet); thence S33°08'31"E 8.59 feet; thence along the arc of a 15.00 foot radius curve to the right 22.21 feet through a central angle of 84°49'23" (chord: S9°16'10"W 20.23 feet); thence along the arc of a 456.00 foot radius curve to the left 4.82 feet through a central angle of 0°36'21" (chord: S51°22'41"W 4.82 feet); thence West 305.64 feet; thence South 234.83 feet to the point of beginning.

ALSO including:

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 413.76 feet and West 538.07 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence N89°17'18"W 161.48 feet; thence along the arc of a 283.00 foot radius curve to the right 20.72 feet through a central angle of 4°11'45" (chord: N87°11'25"W 20.72 feet); thence N85°05'33"W 9.31 feet; thence N4°54'27"E 20.00 feet; thence N85°05'33"W 278.54 feet; thence S4°54'27"W 20.00 feet; thence N85°05'33"W 107.26 feet; thence along the arc of a 217.00 foot radius curve to the left 68.09 feet through a central angle of 17°58'40" (chord: S85°55'07"W 67.81 feet); thence N13°31'44"W 75.13 feet; thence N77°44'48"E 53.57 feet; thence S85°35'20"E 176.49 feet; thence S85°01'53"E 26.75 feet; thence S85°02'14"E 192.00 feet; thence S77°47'12"E 16.43 feet; thence S89°17'18"E 194.20 feet; thence S0°42'42"W 57.96 feet; thence S89°17'18"E 5.51 feet; thence S0°42'42"W 20.00 feet to the point of beginning.

