

Agreement Page 1 of 6
 Gary Christensen Washington County Recorder
 07/17/2025 02:56:38 PM Fee \$40.00 By
 COTTONWOOD TITLE INSURANCE AGENCY,
 INC.

When Recorded Mail To:

D.R. Horton, Inc.
 12351 S. Gateway Park Place #D100
 Draper, UT 84020
 Attn: Rob Hartshorn
 Tax Id No.: H-3-1-31-3009

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made as of June 23, 2025, between Skyrim Development, LLC, a Utah limited liability company ("Seller"), and D.R. Horton, Inc., a Delaware corporation ("Horton"), who agree as follows:

RECITALS

A. Seller is the owner of certain real property in Washington County, Utah, which is more particularly described in Exhibit 1 ("Property").

B. Seller and Horton have entered into that certain Purchase and Sale Agreement dated for reference January 15, 2025 ("Contract"), with respect to the sale of the Property. The Contract is incorporated in this Memorandum by this reference.

AGREEMENT

1. Seller has agreed to sell to Horton, and Horton has agreed to purchase from Seller, the Property, upon and subject to the provisions and conditions set forth in the Contract, as the same may be amended from time to time.

2. This Memorandum is being recorded to provide notice to any and all subsequent interests in the Property of the rights and obligations of the parties to the Contract. All subsequent interests in the Property shall take subject to the Contract. This Memorandum is not intended to modify or change the provisions of the Contract. To the extent of any inconsistency between the Contract and this Memorandum, the Contract shall control.

3. This Memorandum may be executed in counterparts. This Memorandum shall inure to the benefit of and shall be binding upon Horton and Seller and their respective successors and assigns.

SELLER:

Skyrim Development, LLC, a Utah limited liability company

By: 
 Name/Title: Sky Hazenhurst, Member

Date of Execution: June 23, 2025

HORTON:

D.R. Horton, Inc., a Delaware corporation

By: _____
 Name/Title: Adam R. Loser, Vice President

Date of Execution: June _____, 2025

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SELLER:

Skyrim Development, LLC, a Utah limited liability company

By: _____
Name/Title: Sky Hazelhurst, Member

Date of Execution: June , 2025

HORTON:

D.R. Horton, Inc., a Delaware corporation

By: Adam R. Loser
Name/Title: Adam R. Loser, Vice President

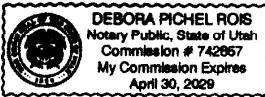
Date of Execution: June 17th, 2025

July

STATE OF UTAH

COUNTY OF WEBER

On this 23 day of June, 2025, before me, personally appeared Sky Hazelhurst, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Skyrim Development, LLC, a Utah limited liability company.



Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this _____ day of June, 2025, before me, personally appeared Adam R. Loser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of D.R. Horton, Inc., a Delaware corporation.

Notary Public

STATE OF UTAH

COUNTY OF _____

On this ____ day of June, 2025, before me, personally appeared Sky Hazelhurst, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Skyrim Development, LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11 day of June, 2025, before me, personally appeared Adam R. Loser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of D.R. Horton, Inc., a Delaware corporation.



Notary Public

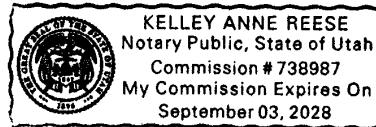


EXHIBIT 1
Property Description

"PARCEL 1"

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 868.78 FEET NORTH $88^{\circ}52'58''$ WEST AND 1360.05 FEET NORTH $01^{\circ}07'02''$ EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH $88^{\circ}52'58''$ EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE SOUTH $78^{\circ}36'45''$ WEST 412.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.10 FEET, A DELTA ANGLE OF $92^{\circ}02'32''$, A CHORD BEARING OF NORTH $55^{\circ}21'59''$ WEST, AND A CHORD LENGTH OF 21.59 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 230.88 FEET, AN ARC LENGTH OF 36.08 FEET, A DELTA ANGLE OF $08^{\circ}57'13''$, A CHORD BEARING OF NORTH $04^{\circ}52'06''$ WEST, AND A CHORD LENGTH OF 36.04 FEET; THENCE NORTH $00^{\circ}23'30''$ WEST 104.80 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 172.50 FEET, AN ARC LENGTH OF 66.44 FEET, A DELTA ANGLE OF $22^{\circ}04'03''$, A CHORD BEARING OF NORTH $11^{\circ}25'31''$ WEST, AND A CHORD LENGTH OF 66.03 FEET; THENCE NORTH $22^{\circ}27'33''$ WEST 53.34 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.00 FEET, AN ARC LENGTH OF 28.27 FEET, A DELTA ANGLE OF $90^{\circ}00'00''$, A CHORD BEARING OF NORTH $22^{\circ}32'27''$ EAST, AND A CHORD LENGTH OF 25.46 FEET; THENCE NORTH $67^{\circ}32'27''$ EAST 103.42 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 77.50 FEET, AN ARC LENGTH OF 74.34 FEET, A DELTA ANGLE OF $54^{\circ}57'22''$, A CHORD BEARING OF SOUTH $84^{\circ}58'52''$ EAST, AND A CHORD LENGTH OF 71.52 FEET; THENCE SOUTH $57^{\circ}30'11''$ EAST 29.29 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 77.50 FEET, AN ARC LENGTH OF 62.38 FEET, A DELTA ANGLE OF $46^{\circ}06'56''$, A CHORD BEARING OF SOUTH $34^{\circ}26'43''$ EAST, AND A CHORD LENGTH OF 60.71 FEET; THENCE SOUTH $11^{\circ}23'15''$ EAST 138.30 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 879.93 FEET, AN ARC LENGTH OF 38.56 FEET, A DELTA ANGLE OF $02^{\circ}30'40''$, A CHORD BEARING OF NORTH $79^{\circ}52'04''$ EAST, AND A CHORD LENGTH OF 38.56 FEET; THENCE NORTH $78^{\circ}36'48''$ EAST 142.81 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.99 FEET, AN ARC LENGTH OF 20.33 FEET, A DELTA ANGLE OF $77^{\circ}43'03''$, A CHORD BEARING OF SOUTH $63^{\circ}33'23''$ EAST, AND A CHORD LENGTH OF 18.80 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 118.31 FEET, AN ARC LENGTH OF 27.48 FEET, A DELTA ANGLE OF $13^{\circ}18'36''$, A CHORD BEARING OF SOUTH $18^{\circ}02'34''$ EAST, AND A CHORD LENGTH OF 27.42 FEET; THENCE SOUTH $11^{\circ}23'16''$ EAST 24.30 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF $90^{\circ}00'00''$, A CHORD BEARING OF SOUTH $33^{\circ}36'45''$ WEST, AND A CHORD LENGTH OF 21.21 FEET TO THE POINT OF BEGINNING.

"PARCEL 3"

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 795.56 FEET NORTH $88^{\circ}52'58''$ WEST AND 1376.29 FEET NORTH $01^{\circ}07'02''$ EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH $88^{\circ}52'58''$ EAST 3462.84 FEET FROM THE SOUTHWEST

CORNER OF SAID SECTION 31); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 56°23'15" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE NORTH 11°23'15" WEST 24.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 162.50 FEET, AN ARC LENGTH OF 99.64 FEET, A DELTA ANGLE OF 35°07'58", A CHORD BEARING OF NORTH 28°57'14" WEST, AND A CHORD LENGTH OF 98.09 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 152.50 FEET, AN ARC LENGTH OF 126.62 FEET, A DELTA ANGLE OF 47°34'21", A CHORD BEARING OF NORTH 22°44'02" WEST, AND A CHORD LENGTH OF 123.01 FEET; THENCE SOUTH 57°30'15" EAST 28.11 FEET; THENCE NORTH 63°09'32" EAST 269.71 FEET; THENCE NORTH 83°12'08" EAST 265.91 FEET; THENCE NORTH 40°40'01" EAST 312.94 FEET; THENCE SOUTH 88°58'18" EAST 189.64 FEET; THENCE SOUTH 01°01'42" WEST 446.72 FEET; THENCE SOUTH 78°36'45" WEST 140.91 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 56°23'15" WEST, AND A CHORD LENGTH OF 24.75 FEET; THENCE SOUTH 78°36'45" WEST 45.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 33°36'45" WEST, AND A CHORD LENGTH OF 24.75 FEET; THENCE SOUTH 78°36'45" WEST 376.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 56°23'15" WEST, AND A CHORD LENGTH OF 24.75 FEET; THENCE SOUTH 78°36'45" WEST 45.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 33°36'45" WEST, AND A CHORD LENGTH OF 24.75 FEET; THENCE SOUTH 78°36'45" WEST 135.00 FEET TO THE POINT OF BEGINNING.

"PARCEL 4"

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 764.80 FEET NORTH 88°52'58" WEST AND 1191.56 FEET NORTH 01°07'02" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 51.15 FEET, A DELTA ANGLE OF 05°31'45", A CHORD BEARING OF NORTH 08°37'23" WEST, AND A CHORD LENGTH OF 51.13 FEET; THENCE NORTH 11°23'15" WEST 43.93 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 33°36'45" EAST, AND A CHORD LENGTH OF 21.21 FEET; THENCE NORTH 78°36'45" EAST 580.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 56°23'15" EAST, AND A CHORD LENGTH OF 24.75 FEET; THENCE NORTH 78°36'45" EAST 52.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.50 FEET, AN ARC LENGTH OF 27.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 33°36'45" EAST, AND A CHORD LENGTH OF 24.75 FEET; THENCE NORTH 78°36'45" EAST 120.46 FEET; THENCE SOUTH 01°01'42" WEST 112.63 FEET; THENCE SOUTH 78°36'45" WEST 781.21 FEET TO THE POINT OF BEGINNING.