

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
09/18/2025 11:37:42 AM Fee \$44.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

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

Tax Id No.: H-FIRE-3-66, H-FIRE-3-84, H-FIRE-3-86, H-FIRE-3-87, H-FIRE-3-88, H-FIRE-3-89, H-FIRE-3-90,  
H-FIRE-3-99, H-FIRE-3-100, H-FIRE-3-101, H-FIRE-3-109 and H-FIRE-3-110

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**SPECIAL WARRANTY DEED**

Randy T. Simonsen, Ltd., a Utah limited partnership, Grantors, hereby convey and warrant 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 Washington 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.

*[Signature and Acknowledgement Follows]*

Dated this 16 day of September, 2025.

Randy T. Simonsen, Ltd..  
a Utah limited partnership

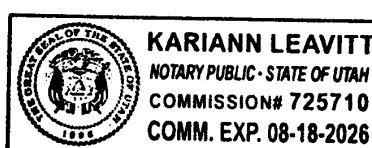
By: Randy T. Simonsen  
Randy T. Simonsen  
General Partner

By: Camille C. Simonsen  
Camille C. Simonsen  
General Partner

STATE OF Utah )  
COUNTY OF Washington )

On this 16 day of September, in the year 2025, personally appeared before me Randy T. Simonsen 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 General Partner of Randy T. Simonsen, Ltd., a Utah limited partnership and that said document was signed by him in behalf of said limited partnership by Authority of its Partnership Agreement, and said Randy T. Simonsen acknowledged to me that said limited partnership executed the same.

Witness my hand and official seal.

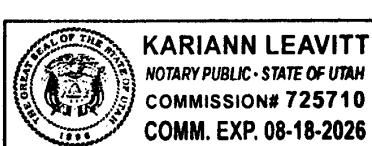


K. Leavitt  
NOTARY PUBLIC

STATE OF Utah )  
COUNTY OF Washington )

On this 16 day of September, in the year 2025, personally appeared before me Camille C. Simonsen whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that she is the General Partner of Randy T. Simonsen, Ltd., a Utah limited, and that said document was signed by her in behalf of said limited partnership by Authority of its Partnership Agreement, and said Camille C. Simonsen acknowledged to me that said limited partnership executed the same.

Witness my hand and official seal.



K. Leavitt  
NOTARY PUBLIC

**EXHIBIT A**  
Property Description

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Lots 66, 84, 86, 87, 88, 89, 90, 99, 100, 101, 109 and 110, FIREROCK - PHASE 3, according to the official plat thereof as recorded in the office of the Washington County Recorder on August 16, 2022 as Entry No. 20220039382.