

**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 14<sup>th</sup> day of November, 2012.

**GRANTOR:**

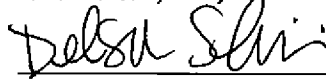
D.R. HORTON, INC.,  
A Delaware Corporation



Name: Boyd A. Martin  
Title: Division President

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

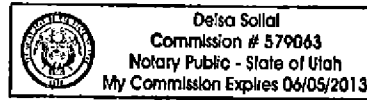
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2012, by Boyd A. Martin, the Division President of D.R. Horton, Inc., a Delaware Corporation, on behalf of the corporation.



Notary Public

My Commission Expires:

June 5, 2013



**Exhibit A  
TO  
SPECIAL WARRANTY DEED AND RESERVATION OF SURFACE RIGHTS  
(Minerals)**

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**Real Property Legal Description**

That certain real property located in Davis County, State of Utah, more particularly described as follows:

**PARCEL 1:**

Units 1, 2, 3, and 5, in Building 4, contained within ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, as the same is identified in Plat recorded in Davis County, Utah, as Entry No. 2397166, in Book 4629, at Page 1181, and in the Declaration of Covenants, Conditions and Restrictions of ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Davis County Recorder on October 6, 2008, in Book 4629, at Page 1183, as Entry No. 2397168, and recorded November 9, 2009, in Book 4898, at Page 1071, as Entry No. 2492257 (as said Map and Declaration may be amended and/or Supplemented).

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions.

**PARCEL 2:**

Units 1, 2, 3, 4, 5 and 6, in Building 5, contained within ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, as the same is identified in Plat recorded in Davis County, Utah, as Entry No. 2397166, in Book 4629, at Page 1181, and in the Declaration of Covenants, Conditions and Restrictions of ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Davis County Recorder on October 6, 2008, in Book 4629, at Page 1183, as Entry No. 2397168, and recorded November 9, 2009, in Book 4898, at Page 1071, as Entry No. 2492257 (as said Map and Declaration may be amended and/or Supplemented).

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions.

**PARCEL 3:**

Units 1, 2, 3 and 4, in Building 6, contained within ANGEL STREET TOWNHOMES, PHASE 3, A PLANNED UNIT DEVELOPMENT, as the same is identified in Plat recorded in Davis County, Utah, as Entry No. 2397167, in Book 4629, at Page 1182, and in the Declaration of Covenants, Conditions and Restrictions of ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Davis County Recorder on October 6, 2008, in Book 4629, at Page 1183, as Entry No. 2397168, and recorded November 9, 2009, in Book 4898, at Page 1071, as Entry No. 2492257 (as said Map and Declaration may be amended and/or Supplemented).

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of that Access Easement as described in that Access Easement Agreement by and between The Courtyards At Angel Street, LC, a Utah limited liability company, and Kohl's Department Stores, Inc., a Delaware corporation, recorded June 6, 2008, in Book 4549, at Page 297, as Entry No. 2370819 and in that First Amendment to Access Easement Agreement, recorded January 15, 2010, in Book 4942, at Page 384, as Entry No. 2506014.

**PARCEL 4:**

Units 2, 3, 5 and 6, in Building 7, contained within ANGEL STREET TOWNHOMES, PHASE 3, A PLANNED UNIT DEVELOPMENT, as the same is identified in Plat recorded in Davis County, Utah, as Entry No. 2397167, in Book 4629, at Page 1182, and in the Declaration of Covenants, Conditions and Restrictions of ANGEL STREET TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Davis County Recorder on October 6, 2008, in Book 4629, at Page 1183, as Entry No. 2397168, and recorded November 9, 2009, in Book 4898, at Page 1071, as Entry No. 2492257 (as said Map and Declaration may be amended and/or Supplemented).

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of that Access Easement as described in that Access Easement Agreement by and between The Courtyards At Angel Street, LC, a Utah limited liability company, and Kohl's Department Stores, Inc., a Delaware corporation, recorded June 6, 2008, in Book 4549, at Page 297, as Entry No. 2370819 and in that First Amendment to Access Easement Agreement, recorded January 15, 2010, in Book 4942, at Page 384, as Entry No. 2506014.

**UNITS IN PHASE 2:**

Serial No. 10-284-0005  
Serial No. 10-284-0007  
Serial No. 10-284-0008  
Serial No. 10-284-0009  
Serial No. 10-284-0011  
Serial No. 10-284-0012  
Serial No. 10-284-0013  
Serial No. 10-284-0014  
Serial No. 10-284-0015  
Serial No. 10-284-0016

**UNITS IN PHASE 3:**

Serial No. 10-285-0001  
Serial No. 10-285-0002  
Serial No. 10-285-0003  
Serial No. 10-285-0004  
Serial No. 10-285-0006  
Serial No. 10-285-0007  
Serial No. 10-285-0009  
Serial No. 10-285-0010