

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

ENT 3078:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Jan 06 03:41 PM FEE 40.00 BY SS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Id No.: 32-016-0087 and 32-016-0088

(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
Signed on 2021/01/06 09:25:58 -8:00

Name: Robb Horlacher

Title: Manager

Date of Execution: January 6, 2021

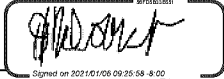
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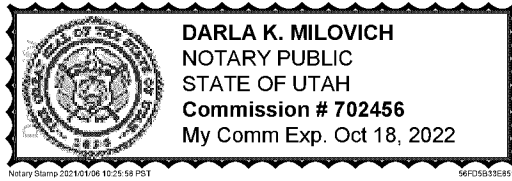
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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing document was duly acknowledged before me this 6th day of January, 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 2021/01/06 09:25:58 -8:00

NOTARY PUBLIC



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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 B & C COMBINED, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10 and the Northeast Quarter of Section 15, 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 82.24 feet and West 1586.89 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence southeasterly along the arc of a 731.00 foot radius non-tangent curve to the left (radius bears: N86°41'53"E) 61.26 feet through a central angle of 4°48'06" (chord: S5°42'10"E 61.24 feet); thence along the arc of a 15.00 foot radius curve to the right 20.84 feet through a central angle of 79°35'20" (chord: S31°41'27"W 19.20 feet); thence S7°35'20"E 56.02 feet; thence southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: S18°30'53"E) 24.56 feet through a central angle of 93°49'42" (chord: S61°36'02"E 21.91 feet); thence along the arc of a 731.00 foot radius curve to the left 33.06 feet through a central angle of 2°35'29" (chord: S15°58'55"E 33.06 feet); thence S17°16'40"E 89.18 feet; thence along the arc of a 15.00 foot radius curve to the right 23.24 feet through a central angle of 88°45'47" (chord: S27°06'14"W 20.98 feet); thence S16°36'12"E 55.03 feet; thence southeasterly along the arc of a 15.00 foot radius curve to the right (radius bears: S18°30'53"E) 23.89 feet through a central angle of 91°14'13" (chord: S62°53'46"E 21.44 feet); thence S17°16'40"E 193.25 feet to the north line of Summit Ridge Parkway; thence southwesterly along said line and the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S17°57'18"E) 659.27 feet through a central angle of 18°20'12" (chord: S62°52'36"W 656.46 feet); thence North 1051.69 feet; thence East 223.00 feet; thence South 55.00 feet; thence East 22.00 feet; thence South 77.00 feet; thence East 184.15 feet; thence South 52.43 feet; thence along the arc of a 744.00 foot radius curve to the left 42.78 feet through a central angle of 3°17'40" (chord: S1°38'50"E 42.77 feet); thence N87°07'45"E 13.00 feet to the point of beginning.

AND:

Proposed SUMMIT RIDGE TOWNS, PLAT B2, more particularly described as follows:

A portion of the Southeast Quarter of Section 10 and the Northeast Quarter of section 15, 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 253.76 feet and West 1364.05 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence S30°08'48"E 23.50 feet; thence South 91.52 feet; thence along the arc of a 65.00

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foot radius curve to the left 32.57 feet through a central angle of 28°42'48" (chord: S14°21'24"E 32.23 feet); thence S28°42'48"E 164.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 117.92 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 91.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 41.71 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 64.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 4.50 feet; thence S8°43'00"E 45.00 feet to the northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way line, southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S8°43'00"E) 270.16 feet through a central angle of 7°30'50" (chord: S77°31'35"W 269.96 feet); thence N17°16'40"W 208.27 feet; thence N72°43'20"E 13.00 feet; thence N17°16'40"W 52.36 feet; thence N72°43'20"E 63.59 feet; thence N17°16'40"W 141.11 feet; thence N6°47'36"W 135.42 feet; thence North 138.35 feet; thence East 84.62 feet to the point of beginning.

AND:

Proposed SUMMIT RIDGE TOWNS, PLAT B3, 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 308.76 feet and West 1363.96 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 80.17 feet; thence N34°15'23"E 162.41 feet; thence N56°49'44"E 116.27 feet; thence N77°44'48"E 57.43 feet; thence S13°31'44"E 75.13 feet; thence southwesterly along the arc of a 217.00 foot radius non-tangent curve to the left (radius bears: S13°04'13"E) 145.65 feet through a central angle of 38°27'24" (chord: S57°42'04"W 142.93 feet); thence S38°28'22"W 65.54 feet; thence N51°31'38"W 20.00 feet; thence southwesterly along the arc of a 35.00 foot radius non-tangent curve to the left (radius bears: S51°31'38"E) 9.97 feet through a central angle of 16°19'24" (chord: S30°18'40"W 9.94 feet); thence South 13.17 feet to the point of beginning.

