



\*W3359364\*

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

E# 3359364 PG 1 OF 9  
B. Rahimzadegan, WEBER COUNTY RECORDER  
27-Feb-25 1249 PM FEE \$40.00 DEP LC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,  
ELECTRONICALLY RECORDED

Parent Parcels 11-016-0020 and 11-016-0027

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### **SPECIAL WARRANTY DEED**

THE SCOTT GROUP, LLC, a Utah limited liability company, SDS7, LLC, a Utah limited liability company, THE MYERS GROUP, LLC, a Utah limited liability company and BAILEY V. PROPERTIES, LLC, a Utah limited liability company 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 Weber 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.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

*[Signature and Acknowledgement Follows]*

Dated this 26<sup>th</sup> day of February, 2025.

THE SCOTT GROUP, LLC,  
a Utah limited liability company

By: 

Scott D. Smoot  
Manager

SDS7, LLC, a Utah limited liability company

By: \_\_\_\_\_

Korbin Smoot  
Manager

THE MYERS GROUP, LLC,  
a Utah limited liability company

By: 

Luke Myers  
Manager

BAILEY V. PROPERTIES, LLC,  
a Utah limited liability company

By: \_\_\_\_\_

Brent Bailey  
Manager

Dated this 24<sup>th</sup> day of February, 2025.

THE SCOTT GROUP, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Scott D. Smoot  
Manager

SDS7, LLC, a Utah limited liability company

By: \_\_\_\_\_  
Korbin Smoot  
Manager

THE MYERS GROUP, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Luke Myers  
Manager

BAILEY V. PROPERTIES, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Brent Bailey  
Manager

Dated this 26<sup>th</sup> day of February, 2025.

THE SCOTT GROUP, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Scott D. Smoot  
Manager

SDS7, LLC, a Utah limited liability company

By: \_\_\_\_\_  
Korbin Smoot  
Manager

THE MYERS GROUP, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Luke Myers  
Manager

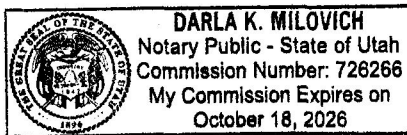
BAILEY V. PROPERTIES, LLC,  
a Utah limited liability company

By: Brent Bailey  
Brent Bailey  
Manager

STATE OF Utah )  
COUNTY OF Salt Lake )

On this 01 day of February, in the year 2025, personally appeared before me Scott D. Smoot 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 Manager of THE SCOTT GROUP, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Scott D. Smoot acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



[Signature]  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of February, in the year 2025, personally appeared before me Korbin Smoot 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 Manager of SDS7, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Korbin Smoot acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 §  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of February, in the year 2025, personally appeared before me Scott D. Smoot 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 Manager of THE SCOTT GROUP, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Scott D. Smoot acknowledged to me that said limited liability company executed the same.

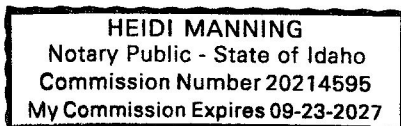
Witness my hand and official seal.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF Idah )  
 §  
 COUNTY OF Ada )

On this 21<sup>st</sup> day of February, in the year 2025, personally appeared before me Korbin Smoot 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 Manager of SDS7, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Korbin Smoot acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

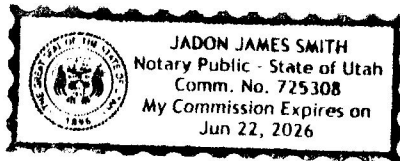


Heidi  
 NOTARY PUBLIC

STATE OF Utah )  
 )  
 COUNTY OF Davis )

On this 14<sup>th</sup> day of February, in the year 2025, personally appeared before me Luke Myers 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 Manager of THE MYERS GROUP, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Luke Myers acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



[Signature]  
 NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 )  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of February, in the year 2025, personally appeared before me Brent Bailey 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 Manager of BAILEY V. PROPERTIES, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Brent Bailey acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of February, in the year 2025, personally appeared before me Luke Myers 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 Manager of THE MYERS GROUP, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Luke Myers acknowledged to me that said limited liability company executed the same.

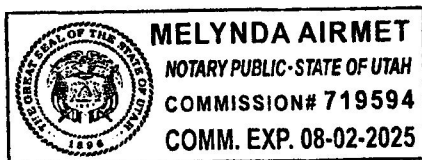
Witness my hand and official seal.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF Utah )  
 COUNTY OF Washington )

On this 14 day of February, in the year 2025, personally appeared before me Brent Bailey 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 Manager of BAILEY V. PROPERTIES, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Brent Bailey acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



Melinda Airmet  
 NOTARY PUBLIC



**Exhibit A**

Real Property Located in Weber County, State of Utah, described as:

Units 129 through 135, Building 6005; Units 136 through 140, Building 6006; Units 147 through 152, Building 6008; and Units 153 through 157, Building 6009, DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1, according to the official plat thereof as recorded February 13, 2025 as Entry No. 3357852 in Book 98 at Page 99 in the office of the Weber County Recorder.