



W3359397

When Recorded, Return To:
FORESTAR (USA) REAL ESTATE GROUP INC.
2221 E. Lamar Blvd., Suite 790
Arlington, TX 76006

E# 3359397 PG 1 OF 7
B. Rahimzadegan, WEBER COUNTY RECORDER
27-Feb-25 0140 PM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

Mail Tax Notice To:
D.R. Horton, Inc.
12351 S. Gateway Park Place #D100
Draper, UT 84020

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

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 FORESTAR (USA) REAL ESTATE GROUP 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.

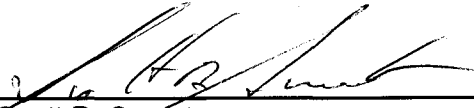
SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

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

[Signature and Acknowledgement Follows]

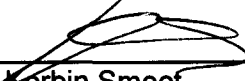
Dated this 26th day of February, 2025.

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 24th 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 Davis)

On this 18 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.



Tricia Christensen

NOTARY PUBLIC

STATE OF Utah)
)
COUNTY OF Davis)

On this 18 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.



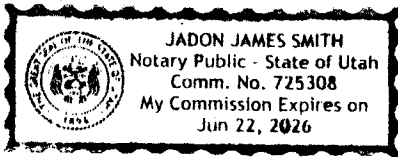
Tricia Christensen

NOTARY PUBLIC

STATE OF Utah)
)
COUNTY OF Davis)

On this 18th 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.

Marilyn

NOTARY PUBLIC

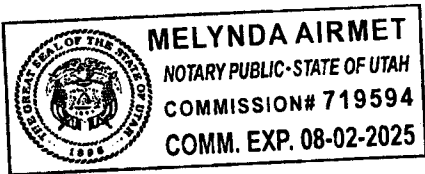


Exhibit A

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

Units 101 through 107, Building 6001; Units 108 through 114, Building 6002; Units 115 through 121, Building 6003; Units 122 through 128, Building 6004; Units 141 through 146, Building 6007; Units 158 through 162, Building 6010; Units 163 through 167, Building 6011; Units 168 through 172, Building 6012; Units 173 through 176, Building 6013; Units 177 through 180, Building 6014; Units 181 through 184, Building 6015; Units 185 through 191, Building 6016; Units 192 through 197, Building 6017; and Units 198 through 203, Building 6018, DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Weber County Recorder on February 13, 2025 as Entry No. 3357852 in Book 98 at Page 99.