



W3369353

After Recording, Please Return To:

D.R. Horton, Inc.
12351 S. Gateway Park Place, Suite D-100
Draper, UT 84020
Attn: Rob Hartshorn

E# 3369353 PG 1 OF 5
B. Rahimzadegan, WEBER COUNTY RECORDER
15-May-25 1228 PM FEE \$60.00 DEP LC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

SW

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Tax Id No.: 11-465-0022 through 11-465-0028 and 11-465-0058 through 11-465-0072

189861-DMP

SPECIAL WARRANTY DEED

Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Grantor"), for the consideration hereinafter stated, does GRANT, SELL, and Convey unto D.R. Horton, Inc., a Delaware corporation with offices in the State of Utah ("Grantee"), the real property legally described on Exhibit "A" attached to and incorporated in this Deed, together with all improvements thereon, situated in Weber County, Utah (the "Property");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise, subject however, to the Permitted Exceptions set forth on Exhibit "B" attached and incorporated in this Deed by reference.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS AND DELIVERS to Grantee, all right, title, and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road, or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining, or otherwise appurtenant to the Property, as well as all other rights, privileges, and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, and (iv) all oil, gas, hydrocarbons, and minerals in, on under, or that may be produced from the property.

EXHIBIT "A"

Legal Description of the Property

That certain real property located in Weber County, Utah more particularly described as follows:

Units 122 through 128, Building 6004; Units 158 through 162, Building 6010; Units 163 through 167, Building 6011; Units 168 through 172, Building 6012, 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.

EXHIBIT "B"

Permitted Exceptions

1. Intentionally Deleted by Title Company
2. Intentionally Deleted by Title Company
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Intentionally Deleted by Title Company
6. Intentionally Deleted by Title Company
7. Intentionally Deleted by Title Company
8. Intentionally Deleted by Title Company
9. Taxes for the year 2025 are accruing as a lien not yet due and payable under previous Parcel No. 11-016-0020. Taxes for the year 2024 have been paid in the amount of \$11,995.53 under previous Parcel No. 11-016-0020. (covers this and other land)

Taxes for the year 2025 are accruing as a lien not yet due and payable under the previous Parcel No. 11-016-0027. Taxes for the year 2024 have been paid in the amount of \$2,226.93 under previous Parcel No. 11-016-0027. (covers this and other land)

NOTE: Taxes for the year 2026 will be assessed under Parcel Nos. 11-465-0022 through 11-465-0028 and 11-465-0058 through 11-465-0072.
10. The herein described Land is located within the boundaries of Weber County School District, North View Fire District, Weber Area Dispatch 911 and Emergency Services District, Weber County Mosquito Abatement District, Bona Vista Water Improvement District, Ben Lomond Cemetery Maintenance District, Central Weber Sewer Improvement District, Weber Basin Water Conservancy District, Harrisville City, and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
13. Access Easement Agreement in favor of Questar Gas Company, dba Enbridge Gas Utah, a Utah corporation recorded February 20, 2025 as Entry No. 3358639. (affects common

area)

14. Exclusive Right of Way and Easement Grant, in favor of Questar Gas Company dba Enbridge Gas Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded February 20, 2025, as Entry No. 3358643, (affects common area)
15. Right of Way for Dixon Creek, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Creek or pertaining to the use and maintenance of said Creek. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Creek; (ii) the uncertainty of the boundaries of said Creek; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
16. Easements, notes and restrictions as shown on the recorded plat for Dixon Creek Townhomes Subdivision Phase 1, recorded February 13, 2025 as Entry No. 3357852 in Book 98 at Page 99.
17. Master Development Agreement for Dixon Creek Park Development recorded May 18, 2022 as Entry No. 3236775.

Amendment No. 1 to Master Development Agreement for Dixon Creek Park Development recorded April 9, 2024 as Entry No. 3320972.
18. Subdivider's Escrow Agreement between Harrisville City, a municipal corporation, The Scott Group and Old Republic Title recorded February 13, 2025 as Entry No. 3357853.
19. Subdivider's Escrow Agreement between Harrisville City, a municipal corporation and D.R. Horton, Inc. recorded March 28, 2025 as Entry No. 3362856.
20. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Dixon Creek Townhomes recorded April 7, 2025 as Entry No. 3364075, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
21. The following matters disclosed on that certain survey prepared by Entellus, dated February 5, 2024, revised December 18, 2024, as Job No. 2171001, by Stephen M. Burt, a Professional Land Surveyor holding License No. 7098773:
 - a. A portion of the herein described Land lies within Flood Zone "A" as shown (affects common area)
 - b. Point of diversion for water right 35-4019, decreed to Elizabeth Blodgett as shown (affects 275 East)
22. Intentionally Deleted by Title Company