

RECORDING REQUESTED BY  
AND MAIL TAX STATEMENTS TO  
AND WHEN RECORDED MAIL TO:

D.R. Horton, Inc.,  
Attn: Boyd Martin  
12351 So. Gateway Park Place, Ste D-100  
Draper, UT 84020

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(Space Above for Recorder's Use Only)

Tax Id No.: 38-694-0315 through 38-694-0328, 38-694-0342 through 38-694-0347, 38-695-0401 through 38-695-0409 and 38-695-0458 through 38-695-0466

### **SPECIAL WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Eagle Point Towns – Eagle Mountain, L.P., a Delaware limited partnership (“**Grantor**”), hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to D.R. Horton, Inc., a Delaware corporation (“**Grantee**”), all right, title, and interest in and to the real property and all improvements thereon located in Utah County, State of Utah, more particularly described in attached Exhibit A (the “**Real Property**”), which is incorporated herein by reference.

TOGETHER with all of Grantor’s right, title and interest in and to any tenements, hereditaments and appurtenances, including all oil, gas, and minerals and mineral rights, water and water rights, and all other rights appurtenant thereto owned by Grantor.

This conveyance is made subject to all general and special real property taxes and assessments, and covenants, conditions, restrictions, rights of way, rights, interests, easements and reservations of record or otherwise known to Grantee.

[Signature Page Follows]


IN WITNESS HEREOF, Grantor has caused this Deed to be executed as of the 20<sup>th</sup> day of June, 2023.

Eagle Point Towns – Eagle Mountain, L.P.,  
a Delaware limited partnership

By: NP-HS LOJV GP VII, LLC,  
a Delaware limited liability company,  
General Partner

By: NP-HS LOT OPTION JOINT VENTURE VII, LLC,  
a Delaware limited liability company,  
Sole Member

By: HEARTHSTONE PROFESSIONALS – PI, L.P.,  
a Delaware limited partnership,  
Manager

By:   
\_\_\_\_\_  
Steven C. Porath  
Authorized Person

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of the document.

State of California )  
County of Los Angeles )

On the 16th day of June, 2023, before me Karen S. Hornback,  
(insert name of notary)

Notary Public, personally appeared Steven C. Porath  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Karen S. Hornback

(Seal)



**EXHIBIT A**  
to the Special Warranty Deed

Legal Description of the Property

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

Lots 315 through 328, inclusive, and Lots 342 through 347, inclusive, EAGLE POINT TOWNHOMES PLAT "D", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 14, 2022 as Entry No. 70456:2022.

PARCEL 2:

Lots 401 through 409, inclusive, and Lots 458 through 466, inclusive, EAGLE POINT TOWNHOMES PLAT "E", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 15, 2022 as Entry No. 70877:2022.