

Entry #: 581792

10/31/2022 04:40 PM SPECIAL WARRANTY DEED

Page: 1 of 4

FEE: \$190.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

WHEN RECORDED MAIL TO:

D.R. Horton, Inc.
12351 S. Gateway Park Place #D100
Draper, UT 84020

Attn: Jonathan S. Thornley

File No.: 162509-DMP

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

22-051-0-1024 through 22-051-0-1084 and 22-051-0-1107 through 22-051-0-1130

WHEN RECORDED MAIL TAX STATEMENTS TO:
D.R. HORTON, INC.
12351 S. Gateway Park Place #D100
Draper, UT 84020

Attn: Jonathan S. Thornley

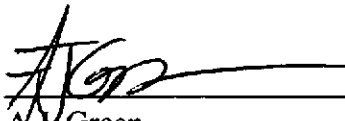
(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, GRNOBL Western Acres, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to Western Acres - Tooele City, L.P., a Delaware limited partnership, whose address is 23975 Park Sorrento, Ste 250, Calabasas, CA 91302 ("Grantee"), that certain real property (the "Property") located in Tooele 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:

GRNOBL Western Acres, LLC, a Utah limited liability company
By: Grnobl Manager, LLC, a Utah limited liability company
Its: Manager

By: 
A.J. Green
Manager

Date of Execution: October 20, 2022

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

The foregoing document was duly acknowledged before me this 20th day of October, 2022, by A.J. Green in such person's capacity as the Manager of Grnobl Manager, LLC, a Utah limited liability company which entity is named a Manager to GRNOBL Western Acres, LLC, a Utah limited liability company.



NOTARY PUBLIC

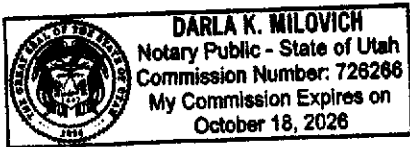


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

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

PARCEL 1:

Lots 1024 through 1084, inclusive, and Lots 1107 through 1130, inclusive, WESTERN ACRES TOWNHOMES PHASE 1, according to the official plat thereof as recorded in the office of the Tooele County Recorder on October 26, 2022 as Entry No. 581587 in Book 22 at Page 51.

PARCEL 1A:

The non-exclusive easements, appurtenant to said Lots, for the use and enjoyment in and to the Common Areas, including rights of ingress and egress over the private streets shown on the said plat of Western Acres Townhomes Phase 1, as provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Western Acres Townhomes recorded October 26, 2022 as Entry No. 581596 in the office of the Tooele County Recorder.