

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

Attn: Jonathan S. Thornley

170823-DMP

(Space Above for Recorder's Use)

Tax Id No.: 23-024-0-1131 through 23-024-0-1134 and 23-024-0-1159 through 23-024-0-1231

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: September 1, 2023

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

The foregoing document was duly acknowledged before me this 1st day of September, 2023, 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.



Krista Beckstead

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 1131 through 1134, inclusive, and Lots 1159 through 1231, inclusive, WESTERN ACRES TOWNHOMES PHASE 2A, according to the official plat thereof, recorded August 17, 2023 as Entry No. 592540 in the office of the Tooele County Recorder, State of Utah.

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 recorded plats of Western Acres Townhomes Phase 1 and Western Acres Townhomes Plat 2A, 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, as said Declaration shall have heretofore been amended and/or supplemented.