

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
D.R. Horton, Inc.
12351 S. Gateway Park Place, Suite D-100
Draper, UT 84020
Attention: Jonathan S. Thornley

Tax Id No.: 38-694-0301 through 38-694-0358 and 38-695-0401 through 38-695-0516

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, GRNOBL EAGLE POINT, LLC., a Utah limited liability company ("Grantor") hereby conveys and warrants to EAGLE POINT TOWNS - EAGLE MOUNTAIN, L.P., a Delaware limited partnership, whose address is 2397 Park Sorrento, Ste 220, Calabasas, CA 91302 ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Utah 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 easements and other matters appearing of record with respect to the Property.

GRANTOR:

GRNOBL EAGLE POINT, LLC,
a Utah limited liability company
By: GRNOBL CAPITAL, LLC,
a Utah limited liability company
Its: Manager

By:  _____

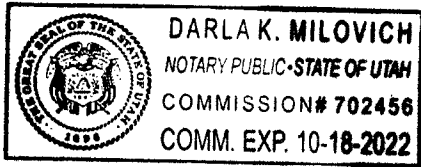
A.J. Green

Manager

Date of Execution: June 22, 2022

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

The foregoing document was duly acknowledged before me this 20 day of June, 2022, by A.J. Green in his capacity as Manager of GRNOBL CAPITAL, LLC, a Utah limited liability company which entity is named as manager to GRNOBL EAGLE POINT, 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 Utah County, Utah more particularly described as follows:

PARCEL 1:

Lots 301 through 358, 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 516, 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.