

00826941 B: 1699 P: 26

B: 1699 P: 26 Fee \$66.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

12/11/2024 11:57:16 AM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

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.: B-1857-0027-0080, B-1857-0027-0082, B-1857-0027-0083, B-1857-0027-0085,  
B-1857-0027-0086, B-1857-0027-0095, B-1857-0027-0096, B-1857-0027-0097,  
B-1857-0027-0098, B-1857-0027-0105, B-1857-0027-0106, B-1857-0027-0107,  
B-1857-0027-0108, B-1857-0027-0109, B-1857-0027-0110, B-1857-0027-0111,  
B-1857-0027-0112, B-1857-0027-0113, B-1857-0027-0125, B-1857-0027-0126,  
B-1857-0027-0127, B-1857-0027-0128 and B-1857-0027-0129

(Space Above for Recorder's Use)

### WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, ART AND VADA ARMBRUST FAMILY PROPERTIES, LLC, an Illinois limited liability company ("Grantor"), hereby conveys and warrants to D.R. HORTON, INC., a Delaware corporation, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, Utah 84020 ("Grantee"), that certain real property (the "Property") located in Iron 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:

ART AND VADA ARMBRUST FAMILY  
PROPERTIES, LLC, an Illinois limited liability  
company



By: \_\_\_\_\_

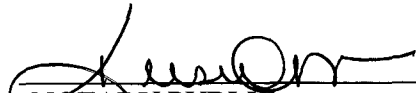
Name: Steven Armbrust

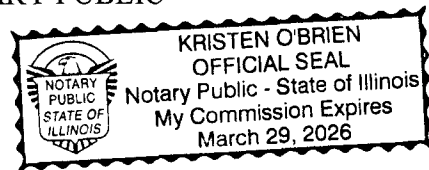
Title: Manager

Date of Execution: December 9, 2024

STATE OF ILLINOIS )  
 )  
 ) : ss.  
COUNTY OF DuPage )

The foregoing document was duly acknowledged before me this 9<sup>th</sup> day of December, 2024, by Steven Armbrust in such person's capacity as the Manager of ART AND VADA ARMBRUST FAMILY PROPERTIES, LLC, an Illinois limited liability company. This act was performed via remote online audio-visual communication.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit A**  
**to the Special Warranty Deed**

**Legal Description of the Property**

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

Lots 80, 82, 83, 85, 86, 95, 96, 97, 98, 105, 106, 107, 108, 109, 110, 111, 112, 113, 125, 126, 127, 128 and 129, OLD SORREL RANCH, PHASE 4, according to the official plat thereof as recorded in the office of the Iron County Recorder on July 17, 2023 as Entry No. 807461 in Book 1648 at Page 1374.