

WHEN RECORDED, MAIL TO:

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

Tax Parcel ID Nos. 58-036-0057; 58-036-0058

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, as Grantor, grants, conveys, and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to D.R. HORTON, INC., a Delaware corporation, of 12351 South Gateway Park Place, #D100, Draper, UT 84020, as Grantee, the real property located in Utah County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies; (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property; and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30 day of May, 2019.

GRANTOR:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: [Signature]
Name: Adam T. Mauchley
Its: Secretary

By: [Signature]
Name: Michael W. Johnson
Its: Vice President

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On this 30 day of May, 2019, before me appeared Adam T. Mauchley to me personally known, who, being by me duly sworn, did say that he is the Secretary of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and Adam T. Mauchley acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My term expires:
08/09/2021

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)



On this 30 day of May, 2019, before me appeared Michael W. Johnson to me personally known, who, being by me duly sworn, did say that he is the Vice President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and Michael W. Johnson acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My term expires:
08/09/2021



EXHIBIT A

(Property Legal Description)

Real property in the City of Saratoga Springs, County of Utah, State of Utah, described as follows:

Parcel 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 15.53 CHAINS; THENCE EAST 13.04 CHAINS; THENCE SOUTH 15.49 CHAINS; THENCE WEST 13.04 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1, THAT PORTION CONVEYED TO UTAH COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH BY THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 5, 2006 AS ENTRY NO. 163124:2006 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 1.28 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 20.00 FEET; THENCE EAST 0.81 FEET; THENCE SOUTH 89°32'36" EAST 44.87 FEET; THENCE NORTH 89°56'36" EAST 278.42 FEET; THENCE NORTH 89°41'22" EAST 239.13 FEET; THENCE SOUTH 89°43'48" EAST 256.26 FEET; THENCE SOUTH 89°46'30" EAST 44.62 FEET TO A POINT OF INTERSECTION WITH AN EXISTING NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE SOUTH 01°11'27" EAST 20.01 FEET TO A POINT OF INTERSECTION WITH AN EXISTING EAST-WEST FENCE LINE ON THE NORTH SIDE OF SARATOGA ROAD; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EAST-WEST FENCE LINE: (1) NORTH 89°46'30" WEST 45.12 FEET; (2) NORTH 89°43'48" WEST 256.17 FEET; (3) SOUTH 89°41'22" WEST 239.08 FEET; (4) SOUTH 89°56'36" WEST 278.55 FEET; (5) NORTH 89°32'36" WEST 44.88 FEET; (6) WEST 0.73 FEET TO THE POINT OF BEGINNING.

Cked by JJB 22 April 2019
Parcel 2:

COMMENCING 40.10 CHAINS WEST AND 12.50 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE EAST 5.01 CHAINS; THENCE SOUTH 00°10'00" EAST 12.05 CHAINS; THENCE NORTH 89°45'00" WEST 5.01 CHAINS; THENCE NORTH 00°10'00" WEST 12.02 CHAINS TO THE PLACE OF BEGINNING.

Cked by JJB 22 April 2019