

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

ENT 120208:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Aug 13 03:14 PM FEE 40.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Id No.: 32-021-0058

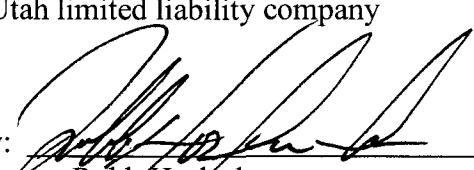
(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, HG UTAH I, L.L.C., a Utah 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"), against all claiming by, through or under Grantors, 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 covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

HG UTAH I, L.L.C.,
a Utah limited liability company

By: 
Name: Robb Horfacher

Title: Manager

Date of Execution: August 13, 2020

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:

Proposed PLAT "A", SUMMIT RIDGE TOWNS, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10, and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of South Ridge Farms Road, said point being located N0°05'18"W along the Section Line 149.69 feet and East 6.45 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: S87°18'00"W 51.91 feet; thence along the arc of a 640.00 foot radius curve to the left 13.81 feet through a central angle of 1°14'10" (chord: S86°40'55"W 13.81 feet); thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N46°10'29"W) 11.50 feet through a central angle of 43°54'49" (chord: N21°52'07"E 11.22 feet); thence N0°05'18"W 270.91 feet; thence N89°17'18"W 228.82 feet; thence S0°42'42"W 20.00 feet; thence N89°17'18"W 181.00 feet; thence N0°42'42"E 20.00 feet; thence N89°17'18"W 78.53 feet; thence N0°42'42"E 57.96 feet; thence N89°17'18"W 194.20 feet; thence North 77°47'12" West 16.43 feet; thence North 85°02'14" West 192.00 feet; thence North 85°01'53" West 26.75 feet; thence North 85°35'20" West 176.49 feet; thence South 77°44'48" West 111.00 feet; thence South 56°49'44" West 116.27 feet; thence South 34°15'23" West 162.41 feet; thence East 80.17 feet; thence South 55.00 feet; thence West 84.62 feet; thence South 138.35 feet; thence South 06°47'36" East 135.42 feet; thence South 17°16'40" East 141.11 feet; thence South 72°43'20" West 63.59 feet; thence South 17°16'40" East 52.36 feet; thence South 72°43'20" West 13.00 feet; thence South 17°16'40" East 208.27 feet to the North line of Summit Ridge Parkway; thence along said line Southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: South 16°13'50" East) 62.00 feet through a central angle of 01°43'28" (chord: South 72°54'26" West 62.00 feet); thence North 17°16'40" West 193.25 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: North 62°53'46" West 21.44 feet); thence North 16°36'12" West 55.03 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 23.24 feet through a central angle of 88°45'47" (chord: North 27°06'14" East 20.98 feet); thence North 17°16'40" West 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 02°35'29" (chord: North 15°58'55" West 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: North 61°36'02" West 21.91 feet); thence North 07°35'20" West 56.02 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 20.84 feet through a central angle of 79°35'20" (chord: North 31°41'27" East 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 04°48'06" (chord: North 05°42'10" West 61.24 feet); thence South 87°07'45" West 13.00 feet; thence Northwesterly along

the arc of a 744.00 foot radius non-tangent curve to the right (radius bears: North 86°42'20" East) 42.78 feet through a central angle of 03°17'40" (chord: North 01°38'50" West 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North) 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence East 55.00 feet; thence North 7.52 feet; thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence Northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: South 38°55'30" East) 4.82 feet through a central angle of 00°36'21" (chord: North 51°22'41" East 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: North 09°16'10" East 20.23 feet); thence North 33°08'31" West 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: North 22°45'59" West 36.92 feet); thence North 70°46'42" East 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence North 70°16'39" East 117.24 feet; thence North 83°16'29" East 115.05 feet; thence South 85°02'14" East 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 04°13'30" (chord: South 02°06'45" West 13.09 feet); thence South 85°35'45" East 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence South 87°16'29" East 11.66 feet); thence North 87°39'13" East 120.00 feet; thence North 74°52'38" East 14.82 feet; thence East 379.41 feet; thence South 00°05'18" East along the section line 555.80 feet; thence along the arc of a 15.00 foot radius curve to the left 14.46 feet through a central angle of 55°14'07" (chord: South 27°42'22" East 13.91 feet) to the point of beginning.