

WHEN RECORDED MAIL TO:

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

File No.: 101873-DMP

## **SPECIAL WARRANTY DEED**

\*\*\*\*NOTE: This deed is being re-recorded for the purpose of perfecting full transfer of title as was intended by that certain Special Warranty Deed recorded April 20, 2018 as Entry No. 36973:2018.

In Reference to Tax ID Number(s):

58-023-0044, 58-023-0025, 58-024-0014, 58-023-0233, 58-024-0004, 58-024-0001, 58-024-0013 and  
58-024-0005

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, UT 84020  
Attention: Jonathan S. Thornley

Tax Parcel Numbers: 58-023-0044, 58-023-0025, 58-024-0014, 58-023-0233, 58-024-0004,  
58-024-0001, 58-024-0013 and 58-024-0005

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002 ("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 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, subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

**GRANTOR:**

SOA INVESTMENTS, LLC,  
a Utah limited liability company, which acquired  
title as SOA INVESTMENTS, LTD., a Utah limited  
partnership, which Utah limited partnership has  
been converted to SOA INVESTMENTS, LLC, a  
Utah limited liability company, pursuant to Section  
48-2c-1402 of the Utah Code on October 15, 2002

By: Robert S. Allred

Name: Robert S. Allred

Title: Manager

Date of Execution: August 6, 2018

STATE OF UTAH )  
:  
COUNTY OF SALT LAKE )

The foregoing document was duly acknowledged before me this 6<sup>th</sup> day of Sept, ~~August~~, 2018, by Robert S. Allred the Manager of SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48 2c 1402 of the Utah Code on October 15, 2002, for and in behalf of such limited liability company.



[Signature]  
Notary Public  
Residing at: Springville Utah

My Commission Expires:

06/07/2020

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

**Legal Description of the Property**

Those certain parcels of real property located in Utah County, Utah more particularly described as follows:

**PARCEL 1:**

Proposed COLD SPRING RANCH - HD1 PHASE 1, being more particularly described as follows:

A portion of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 205.98 feet and North 2293.36 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 551.06 feet; thence North 232.52 feet; thence East 486.20 feet; thence North 28°04'38" East 49.79 feet; thence along the arc of a 113.35 foot radius curve to the left 55.55 feet through a central angle of 28°04'38" (chord: North 14°02'19" East 54.99 feet); thence North 146.68 feet; thence North 06°25'53" East 16.54 feet; thence North 88°30'38" East 194.42 feet; thence along the arc of a 1154.00 foot radius non-tangent curve (radius bears: North 83°32'15" West) to the right 426.87 feet through a central angle of 21°11'38" (chord: South 17°03'33" West 424.44 feet); thence along the arc of a 1246.00 foot radius curve to the left 102.02 feet through a central angle of 04°41'29" (chord: South 25°18'38" West 101.99 feet) to the point of beginning.

**PARCEL 2:**

Proposed COLD SPRING RANCH - HD4, being more particularly described as follows:

A portion of Sections 11 and 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'47" West along the section line 129.03 feet; thence North 10°04'41" West 141.81 feet; thence along the arc of a 250.75 foot radius curve to the right 24.56 feet through a central angle of 05°36'41" (chord: North 07°16'21" West 24.55 feet); thence North 04°28'00" West 301.92 feet; thence along the arc of a 1237.00 foot radius curve to the left 109.04 feet through a central angle of 05°03'01" (chord: North 06°59'31" West 109.00 feet); thence East 955.34 feet; thence South 22°40'03" East 182.97 feet; thence South 40°06'13" West 55.08 feet; thence South 29°50'43" West 45.33 feet; thence South 36°48'20" West 111.34 feet; thence South 41°44'07" West 129.89 feet; thence South 45°16'15" West 92.68 feet; thence South 59°14'33" West 137.52 feet; thence South 89°52'38" West 436.89 feet to the point of beginning.

## PARCEL 3:

Proposed COLD SPRING PRELIMINARY - MD1, being more particularly described as follows:

A portion of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 350.19 feet and North 1679.71 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 351.84 feet; thence North 00°00'08" West 614.00 feet; thence East 496.08 feet; thence along the arc of a 1246.00 foot radius non-tangent curve (radius bears: South 67°02'07" East) to the left 492.77 feet through a central angle of 22°39'35" (chord South 11°38'06" West 489.57 feet); thence South 00°18'19" West 89.73 feet; thence along the arc of a 45.00 foot radius curve to the right 70.45 feet through a central angle of 89°41'41" (chord: South 45°09'09" West 63.47 feet) to the point of beginning.

## PARCEL 4:

Proposed COLD SPRING RANCH - MD5 PHASE 1, being more particularly described as follows:

A portion of Sections 11 and 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 244.96 feet and North 966.48 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 1163.00 foot radius non-tangent curve to the right 76.04 feet (radius bears: South 88°37'29" East) through a central angle of 03°44'46" (chord: North 03°14'54" East 76.03 feet); thence North 05°07'17" East 124.56 feet; thence along the arc of a 1237.00 foot radius curve to the left 103.98 feet through a central angle of 04°48'59" (chord: North 02°42'48" East 103.95 feet); thence North 00°18'19" East 543.23 feet; thence along the arc of a 1163.00 foot radius curve to the right 63.92 feet through a central angle of 03°08'57" 63.92 feet (chord: North 01°52'47" East 63.91 feet); thence South 65°22'05" East 392.60 feet; thence North 89°57'25" East 1090.78 feet; thence South 18°09'00" East 126.25 feet; thence South 89°57'25" West 285.29 feet; thence South 123.00 feet; thence South 89°57'25" West 51.72 feet; thence South 302.00 feet; thence South 30°18'04" East 93.92 feet; thence along the arc of a 1500.00 foot radius non-tangent curve (radius bears: South 30°18'04" East) to the left 305.86 feet through a central angle of 11°40'59" (chord: South 53°51'26" West 305.33 feet); thence South 48°00'57" West 91.17 feet; thence along the arc of a 303.00 foot radius curve to the right 365.43 feet through a central angle of 69°06'03" (chord: South 82°33'58" West 343.68 feet); thence North 62°53'01" West 196.64 feet; thence along the arc of a 1050.00 foot radius curve to the left 293.53 feet through a central angle of 16°01'01" (chord: North 70°53'31" West 292.57 feet); thence North 78°54'02" West 92.40 feet; thence along the arc of a 45.00 foot radius non-tangent curve (radius bears: South 25°46'13" East) to the left 49.37 feet through a central angle of 62°51'15" (chord: South 32°48'09" West 46.93 feet) to the point of beginning.

## PARCEL 5:

Proposed BACKBONE ROADS - 3600 WEST PORTION, being more particularly described as follows:

A portion of Sections 11 and 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 129.03 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'47" West along the section line 62.47 feet; thence North 379.96 feet; thence North 08°00'00" West 323.25 feet; thence West 98.66 feet; thence North 19°53'29" West 61.68 feet; thence along the arc of a 36.00 foot radius non-tangent curve (radius bears: North) to the left 60.61 feet through a central angle of 96°27'59" (chord: North 41°46'01" East 53.70 feet); thence along the arc of a 1246.00 foot radius curve to the right 252.00 feet through a central angle of 11°35'16" (chord: North 00°40'21" West 251.57 feet); thence North 05°07'17" East 124.56 feet; thence along the arc of a 1154.00 foot radius curve to the left 97.01 feet through a central angle of 04°48'59" (chord: North 02°42'48" East 96.98 feet); thence North 00°18'19" East 302.50 feet; thence South 89°41'41" East 29.81 feet; thence North 00°18'19" East 151.00 feet; thence North 89°41'41" West 29.8 feet; thence North 00°18'19" East 89.73 feet; thence along the arc of a 1246.00 foot radius curve to the right 594.80 feet through a central angle of 27°21'03" (chord: North 13°58'51" East 589.16 feet); thence along the arc of a 1154.00 foot radius curve to the left 426.87 feet through a central angle of 21°11'38" (chord: North 17°03'33" East 424.44 feet) to the South line of that real property described as Entry No. 36374:1981 of the official records of Utah County; thence along said South line the following two (2) courses: North 88°30'38" East 46.48 feet; thence North 81°49'32" East 18.78 feet to the South line of that real property described as Entry No. 32373:1977 of the official records of Utah County; thence North 89°48'41" East along said line 18.85 feet; thence along the arc of a 1237.00 foot radius non-tangent curve (radius bears: North 84°09'23" West) to the right 470.93 feet through a central angle of 21°48'45" (chord: South 16°45'00" West 468.09 feet); thence along the arc of a 1163.00 foot radius curve to the left 555.17 feet through a central angle of 27°21'03" (chord: South 13°58'51" West 549.92 feet); thence South 00°18'19" West 543.23 feet; thence along the arc of a 1237.00 foot radius curve to the right 103.98 feet through a central angle of 04°48'59" (chord: South 02°42'48" West 103.95 feet); thence South 05°07'17" West 124.56 feet; thence along the arc of a 1163.00 foot radius curve to the left 382.66 feet through a central angle of 18°51'07" (chord: South 04°18'16" East 380.94 feet); thence along the arc of a 1237.00 foot radius curve to the right 200.00 feet through a central angle of 09°15'49" (chord: South 09°05'55" East 199.78 feet); thence South 04°28'00" East 301.92 feet; thence along the arc of a 250.75 foot radius curve to the left 24.56 feet through a central angle of 05°36'41" (chord: South 07°16'21" East 24.55 feet); thence South 10°04'41" East 141.81 feet to the point of beginning.

Tax Id No.: 58-023-0044, 58-023-0025, 58-024-0014, 58-023-0233, 58-024-0004, 58-024-0001, 58-024-0013 and 58-024-0005

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.: 58-023-0300, 58-024-0017 and 58-024-0021

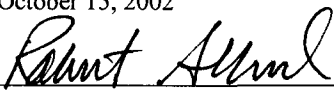
(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002 ("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 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:**

SOA INVESTMENTS, LLC,  
a Utah limited liability company, which acquired title as  
SOA INVESTMENTS, LTD., a Utah limited partnership,  
which Utah limited partnership has been converted to  
SOA INVESTMENTS, LLC, a Utah limited liability  
company, pursuant to Section 48-2C-1402 of the Utah  
Code on October 15, 2002

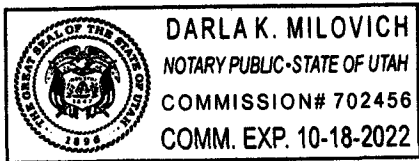
By:   
Robert S. Allred  
Manager

Date of Execution: August 28, 2020

STATE OF UTAH )  
                  *Salt Lake* : ss.  
COUNTY OF UTAH )  
                  *okm*

The foregoing document was duly acknowledged before me this 08 day of August, 2020, by Robert S. Allred, the Manager of SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited liability partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48-2C-1402 of the Utah Code on October 15, 2002, for and in behalf of such limited liability company.

*[Handwritten Signature]*  
\_\_\_\_\_  
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:

COLD SPRING RANCH – HD1 PHASE B - AREA NOT OWNED BY DR HORTON

A portion of the Northeast quarter and the Southeast quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located South 89°51'47" West along the section line 757.04 feet and North 2294.68 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 524.20 feet; thence North 00°02'00" West 472.08 feet; thence North 89°45'33" East 1047.45 feet; thence North 06°25'53" East 16.54 feet; thence North 88°30'38" East 194.42 feet; thence Southwesterly along the arc of a 1154.00 foot radius non-tangent curve to the right (radius bears: North 83°32'15" West) 44.30 feet through a central angle of 02°11'59" (chord: South 07°33'44" West 44.30 feet); thence West 190.38 feet; thence South 124.25 feet; thence along the arc of a 113.35 foot radius curve to the right 55.55 feet through a central angle of 28°04'38" (chord: South 14°02'19" West 54.99 feet); thence South 28°04'38" West 49.79 feet; thence West 430.20 feet; thence North 31.60 feet; thence West 56.00 feet; thence South 120.20 feet; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: North 89°40'58" West) 23.48 feet through a central angle of 89°40'56" (chord: South 45°09'30" West 21.15 feet); thence South 00°00'17" East 33.00 feet; thence East 15.00 feet; thence South 96.00 feet to the point of beginning.

PARCEL 2:

COLD SPRING RANCH – PUBLIC OPEN SPACE UNDER POWERLINES

A portion of the Northwest quarter and the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located North 89°52'38" East along the section line 1132.75 feet and North 2002.25 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°51'47" East between the Southeast corner and the South quarter corner of Section 11); thence North 18°09'00" West 834.33 feet; thence North 89°48'41" East 236.53 feet; thence South 18°09'00" East 761.39 feet; thence South 71°51'00" West 225.00 feet to the point of beginning.

PARCEL 3:

## COLD SPRING RANCH – PRIVATE OPEN SPACE

A portion of the Northwest quarter and the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located North  $89^{\circ}52'38''$  East along the section line 971.46 feet and North 2494.59 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South  $89^{\circ}51'47''$  East between the Southeast corner and the South quarter corner of Section 11); thence West 263.09 feet; thence North  $18^{\circ}09'00''$  West 263.10 feet; thence South  $89^{\circ}48'41''$  West 586.52 feet to the East line of Old Ranch Road; thence Northeasterly along said line and the arc of a 1237.00 foot radius curve to the left (radius bears: North  $81^{\circ}49'19''$  West) 50.40 feet through a central angle of  $02^{\circ}20'04''$  (chord: North  $07^{\circ}00'39''$  East 50.40 feet); thence North  $89^{\circ}48'41''$  East 826.81 feet; thence South  $18^{\circ}09'00''$  East 316.57 feet to the point of beginning.