

WHEN RECORDED MAIL TO:

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

File No.: 91836-DP

ENT **113909:2018** PG 1 of 5
Jeffery Smith
Utah County Recorder
2018 Nov 30 03:24 PM FEE 28.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

13-029-0121, 13-029-0122, 58-036-0082, 58-036-0084, 58-036-0028, 58-036-0053, 58-036-0055,
13-028-0053, 13-074-0017, 13-028-0006 and 13-074-0019

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

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, SCOTT C. McLACHLAN ("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.

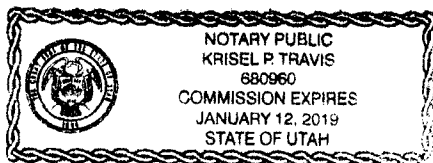
GRANTOR


SCOTT C. McLACHLAN

Date of Execution: November 29, 2018

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing document was duly acknowledged before me this 29 day of November, 2018, by Scott C. McLachlan.




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:

PARCELS A, B, and C, MCLACHLAN SARATOGA SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah, being more particularly described as follows:

PARCEL A:

A portion of the Southeast quarter and Northeast quarter of Section 24, Township 5 South, Range 1 West, and the Southwest quarter and Northwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located South 00°10'34" East 184.61 feet and East 216.60 feet from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°26'53" West 678.12 feet; thence North 00°33'07" East 82.88 feet; thence North 89°59'44" West 39.92 feet; thence North 00°00'16" East 129.28 feet; thence North 65°35'52" West 176.12 feet; thence Southwesterly along the arc of an 888.00 foot radius non-tangent curve to the right (radius bears: North 57°21'36" West) 34.71 feet through a central angle of 02°14'22" (chord: South 33°45'35" West 34.71 feet); thence North 55°07'14" West 75.71 feet; thence North 59°10'24" West 259.31 feet; thence North 613.48 feet; thence North 89°12'20" East 4.71 feet; thence North 00°47'40" West 61.93 feet to the South line of that real property described in Deed Entry No. 109533:2015; thence North 89°59'55" East along said real property 1,191.64 feet to the Northeast corner of that real property described in Deed Entry No. 117218:2013; thence South along said real property 266.16 feet; thence North 89°52'30" West 608.65 feet; thence South 00°11'30" West 290.00 feet; thence South 89°52'30" East 609.62 feet; thence South 43.52 feet; thence West 9.17 feet to the Northeast corner of that real property described in Deed Entry No. 117221:2013; thence South 00°31'08" West along said real property 514.63 feet to the point of beginning.

PARCEL B:

A portion of the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located South 00°10'34" East 818.25 feet and West 468.00 feet from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 02°10'00" East along an existing fence line 11.60 feet to the West line of that real property described in Deed Entry No. 122739:2007; thence South 00°02'34" West along said real property and an existing fence line 130.29 feet; thence South 89°38'07" West 858.86 feet; thence North 00°18'40" West 136.49 feet; thence North 89°43'36" East 125.00 feet; thence North 00°16'24" West 84.65 feet; thence North 89°43'36" East 22.40 feet; thence South 81°50'47" East 60.00 feet; thence North 89°49'06" East 519.50 feet; thence North 89°42'18" East 54.00 feet; thence South 00°17'42" East 68.32 feet; thence North 89°42'16" East 79.01 feet to the point of beginning.

PARCEL C:

A portion of the Southeast quarter of Section 24, Township 5 South, Range 1 West, and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and

Meridian, located in Saratoga Springs, Utah.

Beginning at a point located North 8.48 feet from the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 278.58 feet to the intersection with the Southerly line of that real property described in Deed Entry No. 96711:2016; thence along said real property the following fourteen (14) courses: North 80°44'22" East 36.65 feet; thence North 69°06'55" East 103.01 feet; thence North 29°48'55" West 20.26 feet; thence South 68°18'12" West 92.75 feet; thence South 80°44'22" West 60.37 feet; thence South 85°38'36" West 67.83 feet; thence South 88°49'39" West 16.19 feet; thence South 89°34'52" West 277.93 feet; thence South 89°57'27" West 163.58 feet; thence South 89°26'51" West 162.70 feet; thence North 88°57'40" West 175.05 feet; thence South 88°19'44" West 25.94 feet (the previous nine courses follow along an existing fence line); thence South 04°09'58" East 0.75 feet; thence South 67°24'21" West 5.64 feet; thence West 0.72 feet to the Southerly extension of an existing fence line; thence North 00°07'30" West along said fence line 1,251.85 feet to a fence corner; thence North 89°18'32" West along an existing fence line 1.65 feet to the Southwest corner of that fence line agreement described in Deed Entry No. 36827:1992; thence along said fence line agreement the following two (2) courses: North 00°16'35" West 59.31 feet; thence North 89°21'36" East 741.07 feet to the West line of that real property described in Deed Entry No. 125178:2009; thence South 00°49'21" East along said real property 117.33 feet; thence South 89°10'39" West 200.00 feet; thence South 00°49'21" East 200.00 feet; thence North 89°10'39" East 200.00 feet; thence North 00°49'21" West 11.02 feet to the Southeast corner of that real property described in Deed Entry No. 125178:2009; thence South 89°46'11" East along said real property 656.09 feet; thence South 825.51 feet; thence West 200.00 feet; thence South 191.52 feet to the point of beginning.

PARCEL 1-D - ("HARBOR PARCEL"):

A portion of the Northwest quarter of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located South 50.00 feet from the Northwest corner of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing: North 00°10'34" West along the section line from the Southeast corner to the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian); thence North 89°30'22" East 250.42 feet; thence North 00°29'38" West 26.58 feet; thence South 89°24'27" East 38.95 feet; thence North 89°42'01" East 222.02 feet; thence North 89°58'23" East 76.52 feet; thence North 89°04'52" East 166.99 feet; thence North 89°38'06" East 74.69 feet; thence North 89°21'34" East 112.46 feet; thence North 89°34'23" East 220.22 feet; thence South 87°35'38" East 63.07 feet; thence South 08°31'58" East 95.26 feet; thence South 19°36'32" East 21.26 feet; thence South 14°30'26" East 28.26 feet; thence South 03°00'41" East 30.72 feet; thence South 07°55'53" East 75.51 feet; thence South 08°21'28" East 80.49 feet; thence South 13°52'27" East 19.12 feet; thence South 05°19'44" East 92.05 feet; thence South 16°18'12" West 130.77 feet; thence South 29°32'10" East 7.79 feet; thence South 12°58'58" West 216.83 feet to the settlement boundary of Utah Lake; thence along said boundary the following four (4) courses: North 81°57'02" West 437.45 feet; thence North 72°41'56" West 257.18 feet; thence North 87°26'46" West 528.61 feet; thence South 85°36'38" West 1.87 feet; thence North 586.40 feet to the point of beginning.

PARCEL 2:

A portion of the Southeast quarter and the Northeast quarter of Section 24, Township 5 South, Range 1 West, and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point on the East line of that real property described in Deed Entry No. 117221:2013, said point being located South 00°10'34" East 184.61 feet and East 216.60 feet from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°31'08" West along said real property 120.28 feet to an existing fence; thence along an existing fence line the following three (3) courses: North 89°25'18" West 680.77 feet; thence South 01°26'00" West 326.59 feet; thence South 02°10'00" East 193.89 feet; thence South 89°42'16" West 79.01 feet; thence North 00°17'42" West 68.32 feet; thence South 89°42'18" West 54.00 feet; thence South 89°49'06" West 519.50 feet; thence North 81°50'47" West 60.00 feet; thence South 89°43'36" West 22.40 feet; thence South 00°16'24" East 84.65 feet; thence South 89°43'36" West 125.00 feet; thence South 00°18'40" East 136.49 feet to the Northwest corner of that real property described in Deed Entry No. 70517:2014; thence along said real property the following two (2) courses: South 00°10'28" East 417.27 feet; thence South 89°18'32" East 1.31 feet to a fence corner; thence South 00°08'00" West along a fence line 244.29 feet to the Southeast corner of that real property described in Deed Entry No. 117221:2013; thence along said real property and an existing fence line the following five (5) courses: South 89°45'14" West 662.94 feet; thence North 00°14'29" West 798.08 feet; thence North 89°30'02" East 663.55 feet; thence North 00°16'25" West 824.57 feet; thence North 00°03'11" East 186.55 feet to the South line of that real property described in Deed Entry No. 11728:2013; thence along said real property the following two (2) courses: West 1.10 feet; thence North 00°04'00" West 463.54 feet to the Westerly extension of the South line of that real property described in Deed Entry No. 109533:2015; thence along said real property the following three (3) courses: North 89°59'55" East 60.23 feet; thence North 00°08'11" West 281.16 feet; thence North 89°59'55" East 309.96 feet; thence South 00°47'40" East 61.93 feet; thence South 89°12'20" West 4.71 feet; thence South 613.48 feet; thence South 59°10'24" East 259.31 feet; thence South 55°07'14" East 75.71 feet; thence Northeasterly along the arc of an 888.00 foot radius non-tangent curve to the left (radius bears: North 55°07'14" West) 34.71 feet through a central angle of 02°14'22" (chord: North 33°45'35" East 34.71 feet); thence South 65°35'52" East 176.12 feet; thence South 00°00'16" West 129.28 feet; thence South 89°59'44" East 39.92 feet; thence South 00°33'07" West 82.88 feet; thence South 89°26'53" East 678.12 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described Parcels owned by Saratoga Springs City:

Beginning at a point located 1,104.90 feet West and 2,264.96 feet South, from the Northeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian to the point of beginning running thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said point of beginning.

Tax Id No.: 13-029-0121, 13-029-0122, 58-036-0082, 58-036-0084, 58-036-0028, 58-036-0053, 58-036-0055, 13-028-0053, 13-074-0017, 13-028-0006 and 13-074-0019

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

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



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