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2/19/2021 9:01:00 AM \$40.00  
Book - 11121 Pg - 2647-2650  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:  
D.R. Horton, Inc., a Delaware corporation  
12351 S. Gateway Park Place #D100  
Draper, UT 84020  
Attn: Jonathan S. Thornley

Tax Id No.: 14-32-326-001 & 14-32-376-002

138301- DMP

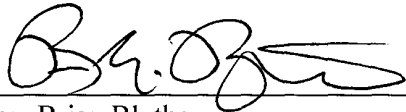
(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, Forestar (USA) Real Estate Group, Inc., a Delaware corporation ("Grantor"), hereby conveys and warrants to D.R. Horton, Inc., a Delaware corporation, whose address is 12351 S. Gateway Park Place #D100, Draper, UT 84020 ("Grantee"), against all claiming by, through or under Grantors, but not otherwise, that certain real property (the "Property") located in Salt Lake 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.

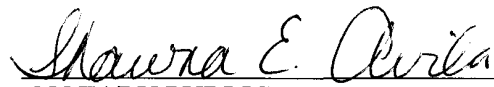
**GRANTOR:**

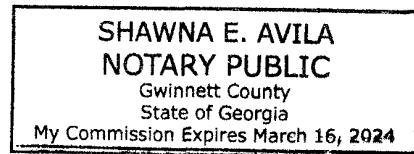
Forestar (USA) Real Estate Group, Inc., a  
Delaware corporation

By:   
Name: Brian Blythe  
Title: Senior Vice President  
Date of Execution: February 16, 2021

STATE OF GEORGIA                    )  
  : ss.  
COUNTY OF COBB                    )

The foregoing document was duly acknowledged before me this 16<sup>th</sup> day of February, 2021, by Brian Blythe in such person's capacity as the Senior Vice President of Forestar (USA) Real Estate Group, Inc., a Delaware corporation.

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



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

**Legal Description of the Property**

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

**PARCEL 1:**

Lots 106 through 113, inclusive, 118 through 129, inclusive, 138 through 143, inclusive, 152 through 166, inclusive, 183 through 197, inclusive, 209 through 234, inclusive, and 249 through 259, inclusive, GATEWAY TO LITTLE VALLEY PHASE 1A PLAT, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, State of Utah on January 15, 2021 as Entry No. 13535292 in Book 2021P at Page 21.

**PARCEL 2:**

A parcel of land situated in the Southwest quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of 8400 West Street (SR-111), said point being South 00°01'06" West 1,275.16 feet along the section line and North 89°58'54" West 71.00 feet from the center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°01'06" West 166.21 feet along the Westerly right-of-way line of said 8400 West Street (SR-111); thence South 89°35'58" West 281.95 feet; thence South 143.24 feet; thence West 469.91 feet; thence South 216.06 feet; thence South 89°52'32" West 181.22 feet; thence Northwesterly 148.55 feet along the arc of a 175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13"); thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'06" West 20.43 feet with a central angle of 85°49'20"); thence Northeasterly 313.28 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 60°19'26" West and the chord bears North 22°04'14" East 312.36 feet with a central angle of 15°12'41"); thence North 14°27'52" East 150.19 feet; thence Northeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 75°32'08" East and the chord bears North 58°40'08" East 20.92 feet with a central angle of 88°24'31"); thence Southeasterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°52'23" East and the chord bears South 83°33'16" East 450.02 feet with a central angle of 12°51'18"); thence South 89°58'54" East 372.93 feet; thence Southeasterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 65°09'26" East 23.09 feet with a central angle of 49°38'56") to the point of beginning.

**PARCEL 3:**

A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 910.95 feet along the section line and West 1,528.15 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence Northwesterly 207.84 feet along the arc of a 2,803.00 foot radius curve to the right (center bears North 27°24'23" East and the chord bears North 60°28'10" West 207.79 feet with a central angle of 04°14'54"); thence Northwesterly 23.77 feet along the arc of a 15.00 foot radius curve to the right (center bears North 31°39'17" East and the chord bears North 12°56'22" West 21.36 feet with a central angle of 90°48'43"); thence North 32°27'59" East 82.15 feet; thence Northeasterly 9.07 feet along the arc of a 125.00

foot radius curve to the right (center bears South 57°32'01" East and the chord bears North 34°32'39" East 9.06 feet with a central angle of 04°09'19"); thence North 36°37'18" East 86.11 feet; thence Northeasterly 22.21 feet along the arc of a 15.00 foot radius curve to the right (center bears South 53°22'42" East and the chord bears North 79°02'02" East 20.23 feet with a central angle of 84°49'27"); thence Southeasterly 182.87 feet along the arc of a 2,597.00 foot radius curve to the left (center bears North 31°26'45" East and the chord bears South 60°34'17" East 182.83 feet with a central angle of 04°02'04"); thence South 27°12'09" West 205.92 feet to the point of beginning.