

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.: 11-015-0003, 11-030-0026, 11-030-0114, 11-015-0006, 11-028-0018, 11-029-0052,  
11-029-0033, 11-030-0023, 11-034-0076, 11-030-0112, 11-030-0171, 11-030-0172,  
11-030-0173, 11-036-0238, 11-029-0047, 11-029-0040, 11-029-0039 and 11-029-0053

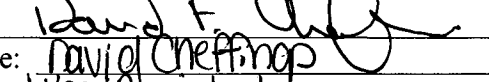
(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, MICRON LEHI DEVELOPMENT, LLC, a Delaware 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 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:**

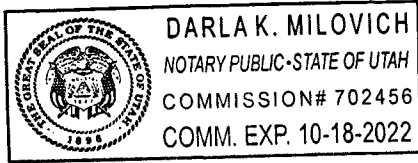
MICRON LEHI DEVELOPMENT, LLC,  
a Utah limited liability company

By:   
Name: David Cheffings  
Title: Vice President

Date of Execution: March 10, 2021

STATE OF UTAH )  
 )  
 ) : SS.  
COUNTY OF Salt Lake )

The foregoing document was duly acknowledged before me this 10<sup>th</sup> day of March, 2021, by David Chetfing, the Vice President of MICRON LEHI DEVELOPMENT, LLC, a Delaware limited liability company, 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:

AS SURVEYED PARCEL "A":

A portion of Sections 21, 22, 27, 28, 29, 32 and 33 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point located N89°52'57"E along the Section Line 49.96 feet and North 49.77 feet from the Northwest Corner of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence N89°51'23"W 1562.01 feet; thence S0°01'55"E 1759.85 feet; thence S76°05'04"W 1180.91 feet; thence S0°01'36"E 665.73 feet; thence N89°50'24"W 863.82 feet; thence South 3642.93 feet to the northerly right-of-way line of SR-92; thence along said right-of-way line the following twelve (12) courses: N81°39'47"W 810.94 feet; thence along the arc of a 9520.00 foot radius curve to the left 967.46 feet through a central angle of 5°49'21" (chord: N84°34'28"W 967.04 feet); thence N0°04'53"W 50.05 feet; thence northwesterly along the arc of a 9570.00 foot radius non-tangent curve to the left (radius bears: S2°30'03"W) 24.77 feet through a central angle of 0°08'54" (chord: N87°34'24"W 24.77 feet); thence S0°04'53"E 50.05 feet; thence northwesterly along the arc of a 9520.00 foot radius non-tangent curve to the left (radius bears: S2°22'18"W) 42.75 feet through a central angle of 0°15'26" (chord: N87°45'25"W 42.75 feet); thence N87°53'08"W 626.36 feet; thence S82°17'02"W 408.22 feet; thence S81°45'11"W 256.74 feet; thence S79°17'40"W 151.11 feet; thence S83°06'31"W 292.19 feet; thence N89°59'58"W 243.99 feet to the easterly right-of-way line of 500 West Street according to the official plat thereof; thence along said right-of-way line the following ten (10) courses: N0°05'57"W 325.72 feet; thence along the arc of a 69.50 foot radius curve to the right 109.17 feet through a central angle of 90°00'00" (chord: N44°54'03"E 98.29 feet); thence N0°05'57"W 70.00 feet; thence S89°54'03"W 49.50 feet; thence along the arc of a 31.00 foot radius curve to the right 48.69 feet through a central angle of 90°00'00" (chord: N45°05'57"W 43.84 feet); thence N0°05'57"W 402.21 feet; thence along the arc of a 585.00 foot radius curve to the right 103.39 feet through a central angle of 10°07'34" (chord: N4°57'50"E 103.25 feet); thence along the arc of a 31.00 foot radius curve to the right 52.34 feet through a central angle of 96°43'51" (chord: N58°23'32"E 46.34 feet); thence S73°14'32"E 1.57 feet; thence N16°45'28"E 80.00 feet to the south line of **PLAT "A", ASD NORTHEAST SCHOOL** subdivision; thence along the boundary of said subdivision the following thirteen (13) courses: S73°14'32"E 286.36 feet; thence along the arc of a 960.00 foot radius curve to the left 273.02 feet through a central angle of 16°17'40" (chord: S81°23'22"E 272.10 feet); thence S89°32'12"E 1355.56 feet; thence along the arc of a 31.00 foot radius curve to the left 48.69 feet through a central angle of 90°00'00" (chord: N45°27'48"E 43.84 feet); thence N0°27'48"E 750.07 feet; thence along the arc of a 31.00 foot radius curve to the left 48.69 feet through a central angle of 90°00'00" (chord: N44°32'12"W 43.84 feet); thence N89°32'12"W 356.39 feet; thence along the arc of a 1035.00 foot radius curve to the right 507.70 feet through a central angle of 28°06'20" (chord: N75°29'02"W 502.63 feet); thence N61°25'52"W 147.92 feet; thence northeasterly along the arc of a 947.00 foot radius non-tangent curve to the left (radius bears: N59°19'38"W) 34.93 feet through a central angle of 2°06'48" (chord: N29°36'58"E 34.93 feet); thence N30°09'35"E 74.52 feet; thence northeasterly along the arc of a 952.00 foot radius non-tangent curve to the left (radius bears: N65°55'42"W) 170.44 feet through a central angle of 10°15'28" (chord: N18°56'34"E 170.21 feet); thence S89°53'58"W 423.26 feet to the east line of **PHASE 1, CANYON HILLS** subdivision; thence N0°03'21"W along the east line of **PHASE 1, 3 AND 8, CANYON HILLS** subdivision 1356.75 feet to the northeast corner of **PHASE 8, CANYON HILLS**

subdivision; thence along that real property described in Deed Entry No. 18109:1996 in the official records of the Utah County Recorder the following two (2) courses: N0°03'09"W 1304.41 feet (monumented with a found rebar and cap set in concrete); thence N89°50'54"E 1332.52 feet to the west line of Section 28, T4S, R1E, SLB&M; thence N0°10'43"E along the Section Line 1325.48 feet to the Northwest Corner of said Section 28; thence N0°13'47"E along the Section Line 2640.10 feet to the West 1/4 Corner of Section 21, T4S, R1E, SLB&M; thence N0°13'28"E along the Section Line 1346.52 feet to the south line of that Record of Survey prepared by Stantec Engineering on file in the office of the Utah County Surveyor as Survey No. 12-154; thence N89°59'41"E along said survey line 3420.94 feet to a found rebar and cap set in concrete monument; thence S0°00'19"E along said survey line and in part along the west line of **MAPLE HOLLOW 10, 11, & 13 AT SUNCREST** subdivision 715.98 feet; thence along the southerly line of **MAPLE HOLLOW 10, 11, & 13 AT SUNCREST** subdivision the following two (2) courses: N89°59'41"E 2900.00 feet; thence N73°56'41"E 899.58 feet to a found rebar and cap set in concrete monument, said point being the northwest corner of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134 (said point being monumented with a found rebar and cap set in concrete); thence along said survey line the following three (3) courses: S19°19'38"E 3047.04 feet to a found brass cap stamped "M17" set in concrete; thence N61°40'44"E 697.56 feet; thence N65°46'11"E 502.33 feet to the East Line of the Southwest Quarter of the Southeast Quarter of Section 22, T4S, R1E, SLB&M; thence S0°10'29"W along said East Line (40 Acre Line) 1181.60 feet to the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 27, T4S, R1E, SLB&M; thence S0°06'11"W along the East Line of said Northwest Quarter (40 Acre Line) 1328.11 feet to the north line of **PHASE 7, DRY CREEK HIGHLANDS** subdivision; thence along the boundary of **PHASE 7, 8 & 6, DRY CREEK HIGHLANDS** subdivisions the following two (2) courses: S89°49'52"W 1322.57 feet; thence S0°02'55"W 828.20 feet to the north line of that real property described in Deed Entry No. 21542:2004 in the official records of the Utah County Recorder; thence along said real property the following two (2) courses: N89°59'48"W 421.32 feet; thence S45°00'12"W 307.69 feet; thence N36°48'06"W 1807.67 feet; thence S77°12'44"W 895.54 feet; thence N0°02'25"W 1170.16 feet to the point of beginning.

*LESS AND EXCEPTING THE FOLLOWING DESCRIBED TWO (2) PARCELS OF LAND:*

A parcel of land, situate in the Northwest quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at a point which is North 89°58'12" West 2087.22 feet along the section line and South 508.13 feet from the North quarter corner of said Section 33 and running thence South 258.84 feet to the Northerly line of a 50-foot wide UDOT public utility easement to the beginning of a non-tangential curve to the left with a radius of 9570.00 feet; thence along the arc of said curve 185.77 feet through a central angle of 01°06'44" with a chord bearing North 84°47'56" West 185.77 feet; thence North 242.00 feet; thence East 185.00 feet to the point of beginning.

*(NOTE: Rotate the bearings in the above description 0°0'12" clockwise to match the bearings on this survey)*

AND:

Beginning at a point located North 89°51'24" West 3765.00 feet along the South line of Section 21 from the section corner common to Sections 21, 22, 27 and 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°08'36" East 1170.00 feet; thence South 89°51'24" East 375.00 feet; thence South 00°08'36" West 1170.00 feet to the South line of

said Section 21; thence North 89°51'24" West 375.00 feet along said South line of Section 21 to the point of beginning.

*(NOTE: Rotate the bearings in the above description 0°6'51" counterclockwise to match the bearings on this survey)*

ALSO LESS AND EXCEPTING FROM ALTA SURVEY PARCEL "A" ABOVE, that portion of said parcel lying within the bounds of the Traverse Terrace Drive, Center Street and 3950 North Street Road Dedication Plat as recorded December 15, 2020 as Entry No. 199673:2020 of official records.

AS SURVEYED PARCEL "B":

A portion of the Southeast Quarter of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at the intersection of the westerly right-of-way line of 500 West Street and the east line of **PHASE 3 CROSSING AT TRAVERSE** subdivision, said point being located N89°57'02"E along the Section Line 584.81 feet and North 232.58 feet from the South 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence N0°04'28"W along the east line of said subdivision 1094.46 feet to the south line of **PHASE 1, CANYON HILLS** subdivision; thence N89°51'04"E along said south line 14.02 feet to the west right-of-way line of Canyon Hills Road according to the official plat thereof; thence along said right-of-way the following three (3) courses: S0°05'40"E 220.54 feet; thence along the arc of a 541.00 foot radius curve to the left 289.48 feet through a central angle of 30°39'29" (chord: S15°25'24"E 286.04 feet); thence S30°45'09"E 305.78 feet to the westerly right-of-way line of 500 West Street according to the official plat thereof; thence along said right-of-way line the following three (3) courses: along the arc of a 31.00 foot radius curve to the right 45.48 feet through a central angle of 84°03'44" (chord: S11°16'43"W 41.51 feet); thence along the arc of a 665.00 foot radius curve to the left 355.26 feet through a central angle of 30°36'31" (chord: S38°00'19"W 351.05 feet); thence along the arc of a 31.00 foot radius curve to the right 28.85 feet through a central angle of 53°19'42" (chord: S49°21'54"W 27.82 feet) to the point of beginning.

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

ENT 122962:2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jul 12 04:03 PM FEE 40.00 BY JR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

145089-DMP  
Tax Id No.: 11-015-0002

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, Mitchell Excavation, Inc., a Utah 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 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:**

Mitchell Excavation, Inc., a Utah corporation

By: 

Name: Scott Mitchell

Title: President

Date of Execution: July 12, 2021



**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:

All of that real property described in Deed Entry No. 82201:1999 in the official records of the Utah County Recorder, said property being located in the Southwest quarter of Section 21, Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point located North 89°58'15" West along the section line 731.88 feet from the South quarter corner of Section 21, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°58'15" West along the section line 375.00 feet; thence North 00°01'45" East 1170.00 feet; thence South 89°58'15" East 375.00 feet; thence South 00°01'45" West 1170.00 feet to the point of beginning.