

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.: 58-024-0012, 58-024-0017, 58-024-0018 and 58-024-0021

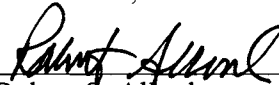
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**SPECIAL WARRANTY DEED**

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: July 17, 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 COLD SPRING RANCH - LD1, being more particularly described as follows:

A portion of the Southwest quarter and the Northwest 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 1598.80 feet and North 1301.87 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being South 89°51'47" West from the Southeast corner to the South quarter of Section 11); thence North 18°09'00" West 1518.59 feet; thence North 89°48'41" East 618.82 feet; thence South 13°58'53" East 35.02 feet; thence South 11°53'15" West 59.73 feet; thence South 14°58'46" East 134.60 feet; thence South 10°59'20" East 78.59 feet; thence South 02°17'11" East 54.70 feet; thence South 23°38'56" West 30.51 feet; thence South 43°33'17" West 36.16 feet; thence South 61°53'14" West 50.05 feet; thence South 01°19'27" West 38.13 feet; thence South 18°06'21" East 58.67 feet; thence South 25°00'28" East 165.76 feet; thence South 32°00'25" East 193.82 feet; thence South 56°26'50" East 35.68 feet; thence South 87°30'54" East 20.13 feet; thence North 51°21'33" East 39.17 feet; thence North 24°55'32" East 53.94 feet; thence North 01°28'12" East 68.15 feet; thence North 35°13'52" East 60.94 feet; thence North 49°56'00" East 59.24 feet; thence North 69°36'27" East 40.11 feet; thence North 85°05'09" East 41.27 feet; thence North 49°28'13" East 135.24 feet; thence South 53°28'00" East 122.59 feet; thence South 742.34 feet; thence along the arc of a 1256.00 foot radius non-tangent curve (radius bears: North 17°07'22" West) to the right 95.44 feet through a central angle of 04°21'13" (chord: South 75°03'14" West 95.41 feet); thence South 77°13'51" West 112.14 feet; thence along the arc of a 856.00 foot radius curve to the right 169.81 feet through a central angle of 11°21'59" (chord: South 82°54'51" West 169.54 feet); thence South 88°35'50" West 93.79 feet; thence along the arc of a 2000.00 foot radius curve to the left 306.45 feet through a central angle of 08°46'45" (chord: South 84°12'28" West 306.15 feet) to the point of beginning.

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Draper, UT 84020  
Attention: Jonathan S. Thornley

Tax Id No.: 58-023-0300, 58-024-0017 and 58-024-0021

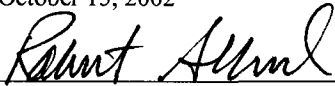
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**SPECIAL WARRANTY DEED**

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**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



**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.