

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.: 66-862-0004, 58-024-0033, 58-024-0052, 58-023-0266, 58-023-0295, 58-023-0298,
58-023-0299, 58-023-0301, 58-023-0327, 58-024-0029

(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
Robert S. Allred
Manager

Date of Execution: December 17, 2021

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing document was duly acknowledged before me this 17 day of December, 2021, 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.



NOTARY PUBLIC

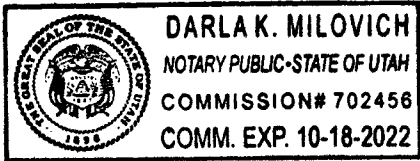


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

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

PARCEL 1:

Proposed COLD SPRING RANCH - HD3, being more particularly described as follows:

Lot 4, SOA INVESTMENT PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah, recorded December 10, 2021 as Entry No. 205196:2021.

PARCEL 2:

Proposed COLD SPRING RANCH - MD5, PHASE 2, being more particularly described as follows:

A portion of 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 N89°52'38"E along the section line 949.49 feet and North 1133.99 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N30°18'04"W 37.92 feet; thence North 302.00 feet; thence N89°57'25"E 51.72 feet; thence North 123.00 feet; thence N89°57'25"E 285.29 feet; thence S18°09'00"E 302.95 feet; thence along the arc of a non-tangent curve to the left 23.18 feet with a radius of 2056.00 feet through a central angle of 0°38'45", chord: S72°58'59"W 23.17 feet; thence S72°39'37"W 72.03 feet; thence along the arc of a curve to the left 352.00 feet with a radius of 1556.00 feet through a central angle of 12°57'41", chord: S66°10'46"W 351.25 feet to the point of beginning.

PARCEL 3:

Commencing North 1338.03 feet and East 1317.6 feet from the Southeast corner of Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°02'00" West 109.12 feet; thence South 32°22'59" East 21.46 feet; thence South 91 feet; thence West 11.43 feet to beginning.

PARCEL 4:

Commencing North 1591.85 feet and West 1280.83 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°02'00" East 346.23 feet; thence along a curve to the left (chord bears South 01°44'11" East 57.6 feet, radius = 969 feet); thence West 31.04 feet; thence along a curve to the right (chord bears: North 01°41'00" West 57.58 feet, radius = 1000 feet); thence North 00°02'00" West 72.28 feet; thence South 89°58'00" West 8.47 feet; thence North 273.96 feet; thence South 89°58'20" East 39.28 feet to beginning.

PARCEL 5:

Commencing North 1740.38 feet and West 1311.89 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 8.08 feet; thence North 373.32 feet; thence West 10.14 feet; thence North 00°02'00" West 146.08 feet; thence East 18 feet; thence South 00°02'00" East 519.39 feet to beginning.

PARCEL 6:

Commencing North 1704.87 feet and West 1311.87 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°58'18" West 8.24 feet; thence North 35.66 feet; thence East 8.22 feet; thence South 00°02'00" East 35.66 feet to beginning.

PARCEL 7:

Commencing North 2260.59 feet and West 1312.19 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 18.03 feet; thence North 00°02'00" West 486.41 feet; thence East 18.03 feet; thence South 00°02'00" East 486.41 feet to beginning.

PARCEL 8:

Commencing North 699.6 feet and West 335.14 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 928.86 feet; thence South 4.01 feet; thence West 56 feet; thence North 31 feet; thence East 65.11 feet; thence North 106.77 feet; thence along a curve to the left (chord bears: North 06°51'20" West 119.37 feet, radius = 500 feet); thence North 13°42'39" West 58.97 feet; thence along a curve to the right (chord bears: North 08°20'01" West 187.43 feet, radius = 1000 feet); thence East 31.03 feet; thence along a curve to the left (chord bears: South 08°22'51" East 180.04 feet, radius = 969 feet); thence South 13°42'39" East 58.97 feet; thence along a curve to the right (chord bears: South 06°51'20" East 126.77 feet, radius = 531 feet); thence South 54.77 feet; thence along a curve to the left (chord bears: South 45°00'00" East 29.7 feet, radius = 21 feet); thence East 846.77 feet; thence South 19°53'31" East 61.66 feet to beginning.

PARCEL 9:

Commencing North 699.58 feet and East 846.26 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 308.71 feet; thence North 47°55'00" East 198 feet; thence North 338.57 feet; thence South 59°42'50" West 635.88 feet; thence South 31°49'18" East 177.22 feet to beginning.

PARCEL 10:

Commencing North 853.19 feet and East 750.96 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 31°49'18" West 54.47 feet; thence along a curve to the right (chord bears: North 53°37'36" East 317.34 feet, radius = 1499.45 feet); thence North 30°18'03" West 93.92 feet; thence North 19.26 feet; thence East 378.63 feet; thence South 59°02'10" West 650.78 feet to beginning.

LESS AND EXCEPTING therefrom any portion of the above described Parcel 11 lying within the bounds of Proposed COLD SPRING RANCH - MD5, PHASE 2, being more particularly described as follows and being the same as Parcel 2 above:

A portion of 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 N89°52'38"E along the section line 949.49 feet and North 1133.99 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N30°18'04"W 37.92 feet; thence North 302.00 feet; thence N89°57'25"E 51.72 feet; thence North 123.00 feet; thence N89°57'25"E 285.29 feet; thence S18°09'00"E 302.95 feet; thence along the arc of a non-tangent curve to the left 23.18 feet with a radius of 2056.00 feet through a central angle of 0°38'45", chord: S72°58'59"W 23.17 feet; thence S72°39'37"W 72.03 feet; thence along the arc of a curve to the left 352.00 feet with a radius of 1556.00 feet through a central angle of 12°57'41", chord: S66°10'46"W 351.25 feet to the point of beginning.

PARCEL 11:

Commencing South 2 chains from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 389.67 feet; thence North 282.72 feet; thence North 89°57'25" East 51.72 feet; thence North 123 feet; thence North 89°57'25" East 285.29 feet; thence North 18°09'00" West 126.25 feet; thence North 18°09'00" West .02 feet; thence East .01 feet; thence North 18°09'00" West 27.79 feet; thence East 100.65 feet; thence South 552.419 feet to beginning.

ALSO:

Commencing North 1188.02 feet and East 1320.02 feet from the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 80.33 feet; thence North 18°09'00" West 68.28 feet; thence along a curve to the right (chord bears: North 76°35'01" East 225.84 feet, radius = 2000 feet); thence North 18°09'00" West 457.95 feet; thence West 136.09 feet; thence South 552.42 feet to beginning.

LESS AND EXCEPTING therefrom any portion of the above described Parcel 12 lying within the bounds of Proposed COLD SPRING RANCH - MD5, PHASE 2, being more particularly described as follows and being the same as Parcel 2 above:

A portion of 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 N89°52'38"E along the section line 949.49 feet and North 1133.99 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N30°18'04"W 37.92 feet; thence North 302.00 feet; thence N89°57'25"E 51.72 feet; thence North 123.00 feet; thence N89°57'25"E 285.29 feet; thence S18°09'00"E 302.95 feet; thence along the arc of a non-tangent curve to the left 23.18 feet with a radius of 2056.00 feet through a central angle of 0°38'45", chord: S72°58'59"W 23.17 feet; thence S72°39'37"W 72.03 feet; thence along the arc of a curve to the left 352.00 feet with a radius of 1556.00 feet through a central angle of 12°57'41", chord: S66°10'46"W 351.25 feet to the point of beginning.