

RECORDING REQUESTED BY  
AND MAIL TAX STATEMENTS TO

AND WHEN RECORDED MAIL TO:

D.R. Horton, Inc.  
Attn: Boyd Martin  
12351 So. Gateway Park Place, Ste. D-100  
Draper, Utah 84020

(Space Above For Recorder's Use Only)

150256-Dmp

Tax Id No.: 38-655-0037, 38-655-0038, 38-655-0039, 38-655-0040, 38-655-0041, 38-655-0042, 38-655-0043,  
38-655-0044, 38-655-0045, 38-655-0046, 38-655-0047, 38-655-0048, 38-655-0049, 38-655-0050,  
38-655-0051, 38-655-0052, 38-656-0057, 38-656-0058, 38-656-0059, 38-656-0060, 38-656-0061,  
38-656-0062, 38-656-0063, 38-656-0064, 38-656-0065, 38-656-0066, 38-656-0067, 38-656-0068,  
38-656-0069, 38-656-0070, 38-656-0071, 38-656-0072, 38-656-0073, 38-656-0074, 38-656-0075,  
38-656-0076, 38-656-0077, 38-656-0078, 38-656-0079 and 38-656-0080

### SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Edgewater TH – American Fork, L.P., a Delaware limited partnership, who acquired title as Edgewater TH – American Fork, L.P., a Delaware limited liability company ("**Grantor**"), hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to D.R. Horton, Inc., a Delaware corporation ("**Grantee**"), all right, title, and interest in and to the real property and all improvements thereon located in Utah County, State of Utah, more particularly described in attached Exhibit A (the "**Real Property**"), which is incorporated herein by this reference.

TOGETHER with all of Grantor's right, title and interest in and to any tenements, hereditaments and appurtenances, including all oil, gas, and minerals and mineral rights, water and water rights, and all other rights appurtenant thereto owned by Grantor.

This conveyance is made subject to all general and special real property taxes and assessments, and covenants, conditions, restrictions, rights of way, rights, interests, easements and reservations of record or otherwise known to Grantee.

[Signature Page Follows]

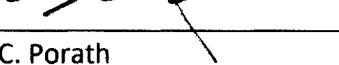
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 19 day of October, 2021.

Edgewater TH – American Fork, L.P., a Delaware limited partnership

By: NP-HS LOJV GP VII, LLC,  
a Delaware limited liability company  
Its; General Partner

By: NP-HS LOT OPTION JOINT VENTURE VII, LLC,  
a Delaware limited liability company  
Its: Sole Member

By: Hearthstone Professionals - PI, L.P.,  
a Delaware limited partnership  
Its: Manager

BY:   
\_\_\_\_\_  
Steven C. Porath  
Authorized Person

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On Oct 19, 2021, before me, Karen Sternback,  
(insert name of notary)

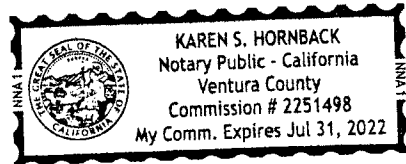
Notary Public, personally appeared Steven C. Porath,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Sternback

(Seal)



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lots 37 through 52, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

**PARCEL 1A:**

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

**PARCEL 2:**

Lots 57 through 80, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.

**PARCEL 2A:**

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.

Tax Id No.: 38-655-0037, 38-655-0038, 38-655-0039, 38-655-0040, 38-655-0041, 38-655-0042, 38-655-0043, 38-655-0044, 38-655-0045, 38-655-0046, 38-655-0047, 38-655-0048, 38-655-0049, 38-655-0050, 38-655-0051, 38-655-0052, 38-656-0057, 38-656-0058, 38-656-0059, 38-656-0060, 38-656-0061, 38-656-0062, 38-656-0063, 38-656-0064, 38-656-0065, 38-656-0066, 38-656-0067, 38-656-0068, 38-656-0069, 38-656-0070, 38-656-0071, 38-656-0072, 38-656-0073, 38-656-0074, 38-656-0075, 38-656-0076, 38-656-0077, 38-656-0078, 38-656-0079 and 38-656-0080

RECORDING REQUESTED BY  
AND MAIL TAX STATEMENTS TO

AND WHEN RECORDED MAIL TO:

D.R. Horton, Inc.  
Attn: Boyd Martin  
12351 So. Gateway Park Place, Ste. D-100  
Draper, Utah 84020

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(Space Above For Recorder's Use Only)

Tax Id No.: 38-656-0081, 38-656-0082, 38-656-0083, 38-656-0084, 38-656-0085, 38-656-0086, 38-656-0087,  
38-656-0088, 38-656-0089, 38-656-0090, 38-656-0091, 38-656-0092, 38-656-0093, 38-656-0094,  
38-656-0095, 38-656-0096, 38-656-0097, 38-656-0098, 38-656-0099, 38-656-0100, 38-656-0101  
and 38-656-0102

### **SPECIAL WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Edgewater TH – American Fork, L.P., a Delaware limited partnership, who acquired title as Edgewater TH – American Fork, L.P., a Delaware limited liability company ("**Grantor**"), hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to D.R. Horton, Inc., a Delaware corporation ("**Grantee**"), all right, title, and interest in and to the real property and all improvements thereon located in Utah County, State of Utah, more particularly described in attached Exhibit A (the "**Real Property**"), which is incorporated herein by this reference.

TOGETHER with all of Grantor's right, title and interest in and to any tenements, hereditaments and appurtenances, including all oil, gas, and minerals and mineral rights, water and water rights, and all other rights appurtenant thereto owned by Grantor.

This conveyance is made subject to all general and special real property taxes and assessments, and covenants, conditions, restrictions, rights of way, rights, interests, easements and reservations of record or otherwise known to Grantee.

[Signature Page Follows]


IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 20 day of January 2022

Edgewater TH – American Fork, L.P., a Delaware limited partnership

By: NP-HS LOJV GP VII, LLC,  
a Delaware limited liability company  
Its; General Partner

By: NP-HS LOT OPTION JOINT VENTURE VII, LLC,  
a Delaware limited liability company  
Its: Sole Member

By: Hearthstone Professionals - PI, L.P.,  
a Delaware limited partnership  
Its: Manager

BY:   
\_\_\_\_\_  
Steven C. Porath  
Authorized Person

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On January 19, 2022, before me, Karen S. Hornback,  
(insert name of notary)

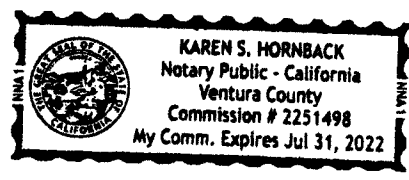
Notary Public, personally appeared Steven C. Peatt,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen S. Hornback

(Seal)



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lots 81 through 102, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.

**PARCEL 1A:**

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.



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

(Space Above for Recorder's Use)

Tax Id No.: 38-654-0001, 38-654-0002, 38-654-0003, 38-654-0004, 38-654-0005, 38-654-0006, 38-654-0007,  
38-654-0008, 38-654-0009, 38-654-0010, 38-654-0011, 38-654-0012, 38-654-0013, 38-654-0014,  
38-654-0015, 38-654-0016, 38-654-0017, 38-654-0018, 38-654-0019, 38-654-0020, 38-654-0021,  
38-654-0022, 38-654-0023, 38-654-0024, 38-654-0025, 38-654-0026, 38-654-0027, 38-654-0028,  
38-654-0029, 38-654-0030, 38-654-0031, 38-654-0032, 38-655-0033, 38-655-0034, 38-655-0035,  
38-655-0036, 38-655-0053, 38-655-0054, 38-655-0055, 38-655-0056 and 38-642-0004

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, HVAF, LLC, a Utah limited liability company and HVAF2, LLC, a Utah limited liability company ("Grantors"), hereby convey 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.

**GRANTORS:**

HVAF, LLC, a Utah limited liability company  
By: TACE, LLC, a Utah limited liability company  
Its: Manager



By: \_\_\_\_\_  
Bart Brockbank  
Manager

Date of Execution: July 29, 2021

HVAF2, LLC, a Utah limited liability company  
By: TACE, LLC, a Utah limited liability company  
Its: Manager




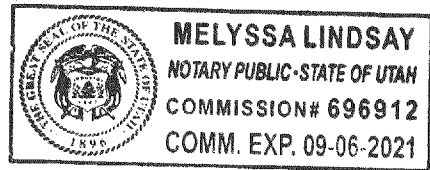
By: \_\_\_\_\_  
Bart Brockbank  
Manager

Date of Execution: July 29, 2021

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )


The foregoing document was duly acknowledged before me this 29 day of July, 2021, by Bart Brockbank in such person's capacity as the Manager of TACE, LLC, a Utah limited liability company, which entity is named as Manager to HVAF, LLC, a Utah limited liability company.

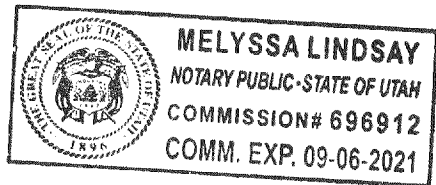
  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

The foregoing document was duly acknowledged before me this 29 day of July, 2021, by Bart Brockbank in such person's capacity as the Manager of TACE, LLC, a Utah limited liability company, which entity is named as Manager to HVAF2, LLC, a Utah 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:**

Lots 1 through 32, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188976:2020.

**PARCEL 1A:**

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188976:2020.

**PARCEL 2:**

Lots 33 through 36, inclusive, and Lots 53 through 56, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

**PARCEL 2A:**

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

**PARCEL 3:**

Lot 4, EDGEWATER NORTH SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on July 20, 2020 as Entry No. 103481:2020.