

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.: 58-023-0239, 58-024-0042, 58-024-0043, 58-024-0031 and 58-024-0047

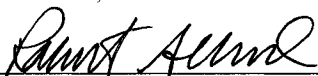
(Space Above for Recorder's Use)

**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

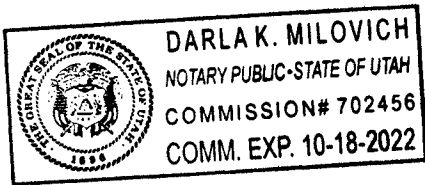
By:   
Robert S. Allred  
Manager

Date of Execution: January 8, 2021

STATE OF UTAH )  
                  *Salt Lake* : ss.  
COUNTY OF ~~UTAH~~ )  
                  *OKM*

The foregoing document was duly acknowledged before me this 8 day of January, 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.

*[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:

PARCEL 1:

Proposed COLD SPRING RANCH - HD5, being more particularly described as follows:

A portion of the Northeast quarter and the Southeast quarter of Section 11, and 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 on the East line of Old Ranch Road, said point being located South 89°51'47" West along the section line 115.67 feet and North 2292.24 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said Easterly line of Old Ranch Road the following two (2) courses: Northeasterly along the arc of a 1163.00 foot radius non-tangent curve to the right (radius bears: South 65°20'24" East) 60.82 feet through a central angle of 02°59'47" (chord: North 26°09'29" East 60.81 feet); thence along the arc of a 1237.00 foot radius curve to the left 470.93 feet through a central angle of 21°48'45" (chord: North 16°45'00" East 468.09 feet); thence North 89°48'41" East 616.56 feet; thence South 18°09'00" East 263.23 feet; thence East 210.47 feet; thence South 18°09'00" East 296.56 feet; thence West 996.16 feet; thence along the arc of a 528.00 foot radius curve to the right 169.88 feet through a central angle of 18°26'02" (chord: North 80°46'59" West 169.14 feet) to the point of beginning.

LESS AND EXCEPTING any portion of Parcel 1 lying within the following:

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°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°51'47" East between the Southeast corner and the South quarter corner of Section 11); thence West 263.09 feet; thence North 18°09'00" West 263.10 feet; thence South 89°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°49'19" West) 50.40 feet through a central angle of 02°20'04" (chord: North 07°00'39" East 50.40 feet); thence North 89°48'41" East 826.81 feet; thence South 18°09'00" East 316.57 feet to the point of beginning.

## PARCEL 2:

## COLD SPRING RANCH - PARK #1

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 North  $89^{\circ}52'38''$  East along the section line 1459.53 feet and North 1004.41 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being South  $89^{\circ}51'47''$  West from the Southeast corner of the South quarter of Section 11); thence North  $18^{\circ}09'00''$  West 258.22 feet; thence Northeasterly along the arc of a 2000.00 foot radius non-tangent curve to the right (radius bears: South  $16^{\circ}39'11''$  East) 532.34 feet through a central angle of  $15^{\circ}15'01''$  (chord: North  $80^{\circ}58'20''$  East 530.77 feet); thence North  $88^{\circ}35'50''$  East 93.79 feet; thence along the arc of an 856.00 foot radius curve to the left 169.81 feet through a central angle of  $11^{\circ}21'59''$  (chord: North  $82^{\circ}54'51''$  East 169.54 feet); thence North  $77^{\circ}13'51''$  East 112.14 feet; thence along the arc of 1256.00 foot radius curve to the left 118.72 feet through a central angle of  $05^{\circ}24'57''$  (chord: North  $74^{\circ}31'22''$  East 118.68 feet); thence South  $18^{\circ}14'07''$  East 188.74 feet to a point on the Northerly bank of the Jordan River; thence along said Northerly bank the following eight (8) courses: (1) South  $77^{\circ}52'09''$  West 152.38 feet; (2) South  $84^{\circ}00'59''$  West 166.98 feet; (3) South  $64^{\circ}52'01''$  West 141.33 feet; (4) North  $77^{\circ}58'19''$  West 161.37 feet; (5) South  $88^{\circ}35'50''$  West 73.97 feet; (6) South  $74^{\circ}35'38''$  West 88.01 feet; (7) South  $62^{\circ}26'20''$  West 150.57 feet; and (8) South  $58^{\circ}33'08''$  West 111.88 feet to the point of beginning.

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