

ENT **102140:2022** PG 1 of 5  
**Andrea Allen**  
**Utah County Recorder**  
2022 Sep 20 03:26 PM FEE 96.00 BY CH  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

D.R. Horton, Inc.  
12351 S. Gateway Park Place #D100  
Draper, UT 84020  
Attn: Jonathan S. Thornley

File No.: 162513-DMP

## **SPECIAL WARRANTY DEED**

Effective as of September 20, 2022

In Reference to Tax ID Number(s).:

38-694-0301 through 38-694-0314, 38-694-0329 through 38-694-0341 and 38-694-0348 through  
38-694-0358

RECORDING REQUESTED BY  
AND MAIL TAX STATEMENTS TO  
AND WHEN RECORDED MAIL TO:

D.R. Horton, Inc.,  
Attn: Boyd Mart6in  
12351 So. Gateway Park Place, Ste D-100  
Draper, UT 84020

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(Space Above for Recorder's Use Only)

Tax Parcel Numbers: 38-694-0301 through 38-694-0314, 38-694-0329 through 38-694-0341 and 38-694-0348 through 38-694-0358

**SPECIAL WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Eagle Point Towns – Eagle Mountain, L.P., a Delaware limited partnership (“**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 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 HEREOF, Grantor has caused this Deed to be executed as of the 19<sup>th</sup> day of September, 2022.

Eagle Point Towns – Eagle Mountain, L.P.,  
a Delaware limited partnership

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

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

By: HEARTHSTONE PROFESSIONALS – PI, L.P.,  
a Delaware limited partnership,  
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 the document.

State of California )  
County of LOS ANGELES )

On the 19 day of September, 2022, before me Suzanne Hohnsfield,  
(insert name of notary)

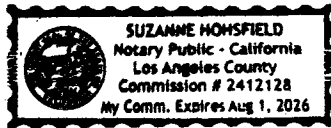
Notary Public, personally appeared Steven C. Porath  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their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

(Seal)



**EXHIBIT A**  
to the Special Warranty Deed

Legal Description of the Property

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

Lots 301 through 314, inclusive, Lots 329 through 341, inclusive, and Lots 348 through 358, inclusive, EAGLE POINT TOWNHOMES PLAT "D", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 14, 2022 as Entry No. 70456:2022.