

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



Parcel No. 58-036-0066, 58-036-0067, 58-036-0063

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, Doug Noland and Tanya Noland ("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:**

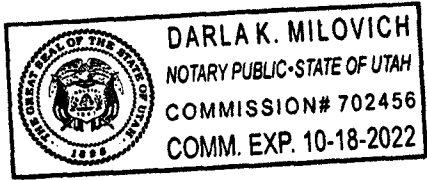
  
\_\_\_\_\_  
DOUG NOLAND  
  
\_\_\_\_\_  
TANYA NOLAND

Date of Execution: November 30, 2018

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Salt Lake )

The foregoing document was duly acknowledged before me this 30 day of November, 2018, by Doug Noland and Tanya Noland.

  
\_\_\_\_\_  
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:**

A parcel of land situated in the Southeast quarter of Section 24, Township 5 South, Range 1 West, and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, beginning at a point located South 00°10'02" East 990.04 feet along the section line from the East quarter corner of Section 24 and running thence East 206.75 feet; thence South 00°37'32" West 286.70 feet; thence North 89°45'40" West 659.09 feet; thence South 00°02'52" East 42.81 feet; thence South 89°22'08" West 202.58 feet; thence North 00°09'56" East 154.70 feet to a point on a 305.00 foot radius non tangent curve to the left, (chord bears North 61°44'23" East 175.70 feet), continuing along the arc of said curve 178.22 feet; thence North 45°00'00" East 128.81 feet; thence East 412.60 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point located South 00°10'02" East 638.44 feet, along the section line, from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°54'54" West 466.87 feet, along an existing fence line; thence South 00°03'06" West 320.93 feet, along an existing fence line; thence South 89°38'39" West 858.86 feet along an existing fence line; thence South 00°09'56" East 417.27 feet, along an existing fence line; thence South 89°18'00" East 129.66 feet; thence North 00°16'03" West 59.31 feet, along an existing fence line; thence North 89°22'08" East 741.07 feet, along an existing fence line; thence South 00°48'49" East 306.31 feet, along an existing fence line; thence South 89°45'40" East 650.89 feet along an existing fence line to the West right of way line of 9550 West Street, a Utah County road; thence North 00°37'32" East 987.71 feet, along said right of way line; thence South 89°54'54" West 211.62 feet, along an existing fence line, to the point of beginning.

**LESS AND EXCEPTING the following:**

A parcel of land situate in the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Said parcel being located in the City of Saratoga Springs, Utah County, Utah. Said parcel also being a portion of that property described in Book 2970 at Page 294 of official records on file in the Utah County Recorder's office and being more particularly described as follows: Beginning at a point in the North line of said property described in Book 2970 at Page 294, said point being South 00°10'02" East along the section line 638.44 feet from the East quarter corner of said Section 24 and running thence South 89°54'54" West 466.87 feet, along an existing fence line; thence South 00°03'06" West 320.93 feet, along an existing fence line; thence South 02°02'52" East 30.00 feet, more or less, to the Northwest corner of Steve F. Gillen property recorded in Book 2970 at Page 290; thence East 673.86 feet, more or less, to the West right-of-way line of 9550 West Street, a Utah County road (now known as Saratoga Road); thence North 00°37'32" East along said West right-of-way line 351.94 feet, to the Northeast corner of said property recorded in Book 2970 at Page 294; thence South 89°54'54" West along said North line and an existing fence line 211.62 feet, to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point located South 00°10'02" East 990.04 feet along the section line, from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence West 467.11 feet; thence South 02°02'52" East 326.95 feet; thence South 00°48'49" East 306.31 feet, along an existing fence line; thence South 89°45'40" East 650.89 feet along an existing fence to the West right of way line of 9550 West Street, a Utah County road; thence North 00°37'32" East 635.77 feet along said right of way line; thence West 206.75 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A parcel of land situated in the Southeast quarter of Section 24, Township 5 South, Range 1 West, and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, beginning at a point located South 00°10'02" East 990.04 feet along the section line from the East quarter corner of Section 24 and running thence East 206.75 feet; thence South 00°37'32" West 286.70 feet; thence North 89°45'40" West 659.09 feet; thence South 00°02'52" East 42.81 feet; thence South 89°22'08" West 202.58 feet; thence North 00°09'56" East 154.70 feet to a point on a 305.00 foot radius non tangent curve to the left, (chord bears North 61°44'23" East 175.70 feet), continuing along the arc of said curve 178.22 feet; thence North 45°00'00" East 128.81 feet; thence East 412.60 feet to the point of beginning.

SUBJECT TO the effects of that certain Boundary Line Agreement dated October 17, 2018 by and among Scott C. McLachlan, Doug Noland and Tanya Noland and Lee J. Smith and Joy P. Smith, Trustees, or their Successors in Trust, under the L & J Smith Trust dated April 3, 2014, recorded November 28, 2018 as Entry No. 113027:2018 of official records.

PARCEL 3:

A parcel of land situated in the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel also being a portion of Utah County Parcel No. 58-036-0062 and being more particularly described as follows: Beginning at a point on the North line of Parcel No. 58-036-0062, said point being South 00°10'02" East along the section line 990.04 feet and West along the North line of Parcel No. 58-036-0062, 412.60 feet from the East quarter corner of said Section 24 and running thence South 45°00'00" West 74.43 feet to a point on the West line of Parcel No. 58-036-0062; thence North 02°02'52" West 52.66 feet along the West line of Parcel No. 58-036-0062 to the Northwest corner of Grantor's property; thence East 54.51 feet along the North line of said Parcel No. 58-036-0062 to the point of beginning.

Tax Id No.: 58-036-0066, 58-036-0067 and 58-036-0063