

WHEN RECORDED MAIL TO:

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

File No.: 149446-DMP

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s).:

39-341-0469, 39-341-0470, 39-341-0471, 39-341-0472, 39-341-0473, 39-341-0474, 39-341-0475,
39-341-0476, 39-341-0477, 39-341-0478, 39-341-0479, 39-341-0480, 39-341-0481, 39-341-0482,
39-341-0483, 39-341-0484, 39-341-0485, 39-341-0486, 39-341-0487, 39-341-0488, 39-341-0489,
39-341-0490, 39-341-0491, 39-341-0492, 39-341-0493, 39-341-0494, 39-341-0495, 39-341-0496,
39-341-0497, 39-341-0498, 39-341-0499, 39-341-0500, 39-341-0501, 39-341-0502, 39-341-0503,
39-341-0504, 39-341-0505, 39-341-0506, 39-341-0507, 39-341-0508, 39-341-0509, 39-344-0600,
39-344-0601, 39-344-0602, 39-344-0603, 39-344-0604, 39-344-0605, 39-344-0606, 39-344-0607,
39-344-0608, 39-344-0609, 39-343-0510, 39-343-0511, 39-343-0512, 39-343-0513, 39-343-0514,
39-343-0515, 39-343-0516, 39-343-0517, 39-343-0518, 39-343-0519, 39-343-0520, 39-343-0521,
39-343-0522, 39-343-0523 and 39-343-0524

AFTER RECORDING PLEASE RETURN TO:
D.R. Horton, Inc.
12351 S. Gateway Park Place, Suite D-100
Draper, UT 84020
Attn: Boyd A. Martin

Tax Id No.: 39-341-0469, 39-341-0470, 39-341-0471, 39-341-0472, 39-341-0473, 39-341-0474, 39-341-0475, 39-341-0476, 39-341-0477, 39-341-0478, 39-341-0479, 39-341-0480, 39-341-0481, 39-341-0482, 39-341-0483, 39-341-0484, 39-341-0485, 39-341-0486, 39-341-0487, 39-341-0488, 39-341-0489, 39-341-0490, 39-341-0491, 39-341-0492, 39-341-0493, 39-341-0494, 39-341-0495, 39-341-0496, 39-341-0497, 39-341-0498, 39-341-0499, 39-341-0500, 39-341-0501, 39-341-0502, 39-341-0503, 39-341-0504, 39-341-0505, 39-341-0506, 39-341-0507, 39-341-0508, 39-341-0509, 39-342-0491, 39-342-0492, 39-342-0493, 39-342-0494, 39-342-0495, 39-342-0496, 39-342-0497, 39-342-0498, 39-342-0499, 39-342-0500, 39-343-0510, 39-343-0511, 39-343-0512, 39-343-0513, 39-343-0514, 39-343-0515, 39-343-0516, 39-343-0517, 39-343-0518, 39-343-0519, 39-343-0520, 39-343-0521, 39-343-0522, 39-343-0523 and 39-343-0524

SPECIAL WARRANTY DEED

Forestar (USA) Real Estate Group, Inc., a Delaware corporation ("Grantor"), for the consideration hereinafter stated, does GRANT, SELL AND CONVEY unto **D.R. Horton, Inc.**, a Delaware corporation with offices in the State of Utah ("Grantee"), the real property described on Exhibit "A" attached to and incorporated in this Deed, together with all improvements thereon, situated in Utah County, Utah (the "Property"):

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise, subject however, to the Permitted Exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS AND DELIVERS to Grantee, all right, title, interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or goes, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road, or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any easements, rights of way, rights of ingress and egress or other interest in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining, or otherwise appurtenant to the Property, as well as all other rights, privileges, and appurtenances owned by Grantor in any way related to the Property and other rights and interests of Grantor hereunder conveyed, and (iv) all oil, gas, hydrocarbons, and minerals in, on, under, or that may be produced from the Property.

Executed this 27 day of September, 2021.

GRANTOR:

**Forestar (USA) Real Estate Group, Inc.,
a Delaware corporation**

By: Katherine Kitchen
Name: Katherine Kitchen
Title: Senior Vice President

STATE OF TEXAS)
 ss.
COUNTY OF TARRANT)

The foregoing document was duly acknowledged before me this 27 day of September, 2021 by Katherine Kitchen the Senior Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, for and on behalf of such corporation.

Precious Randles
Notary Public
Residing at: Texas

My Commission Expires:
8/7/24

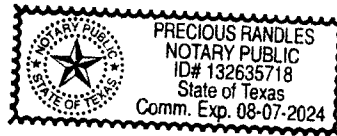


EXHIBIT "A"
TO THE SPECIAL WARRANTY DEED

Legal Description of the Property

Lots 469 through 509, inclusive, FOOTHILL VILLAGE SUBDIVISION PLAT "X", according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on July 13, 2021 as Entry No. 123129:2021.

ALSO:

Lots 600 through 609, inclusive, FOOTHILL VILLAGE SUBDIVISION PLAT "Y" AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on September 27, 2021 as Entry No. 166520:2021.

ALSO:

Lots 510 through 524, inclusive, FOOTHILL VILLAGE SUBDIVISION PLAT "Z", according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on July 13, 2021 as Entry No. 123131:2021.

EXHIBIT "B"
TO THE SPECIAL WARRANTY DEED

Permitted Exceptions

9. Taxes for the year 2021 are accruing as a lien not yet due and payable under previous Parcel No. 32-017-0229. (covers this and other land) Taxes for the year 2020 have been paid with other land.

NOTE: Taxes for the year 2022 will be assessed under Parcel Nos.

39-341-0469, 39-341-0470, 39-341-0471, 39-341-0472, 39-341-0473, 39-341-0474,
39-341-0475, 39-341-0476, 39-341-0477, 39-341-0478, 39-341-0479, 39-341-0480,
39-341-0481, 39-341-0482, 39-341-0483, 39-341-0484, 39-341-0485, 39-341-0486,
39-341-0487, 39-341-0488, 39-341-0489, 39-341-0490, 39-341-0491, 39-341-0492,
39-341-0493, 39-341-0494, 39-341-0495, 39-341-0496, 39-341-0497, 39-341-0498,
39-341-0499, 39-341-0500, 39-341-0501, 39-341-0502, 39-341-0503, 39-341-0504,
39-341-0505, 39-341-0506, 39-341-0507, 39-341-0508, 39-341-0509, 39-342-0491,
39-342-0492, 39-342-0493, 39-342-0494, 39-342-0495, 39-342-0496, 39-342-0497,
39-342-0498, 39-342-0499, 39-342-0500, 39-343-0510, 39-343-0511, 39-343-0512,
39-343-0513, 39-343-0514, 39-343-0515, 39-343-0516, 39-343-0517, 39-343-0518,
39-343-0519, 39-343-0520, 39-343-0521, 39-343-0522, 39-343-0523 and
39-343-0524.

10. The herein described Land is located within the boundaries of Santaquin City, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
13. Right-of-Way and Easement Grant in favor of Nephi City for a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove a natural gas pipeline and appurtenances and incidental purposes, by instrument dated March 21, 1991 and recorded March 22, 1991, as Entry No. 10124, in Book 2772, at Page 899.
14. Easements, notes and restrictions as shown on the recorded plat for Foothill Village Subdivision, Plat "X", recorded July 13, 2021 as Entry No. 123129:2021.

Easements, notes and restrictions as shown on the recorded plat for Foothill Village Subdivision, Plat "Y", recorded July 13, 2021 as Entry No. 123130:2021.

Easements, notes and restrictions as shown on the recorded plat for Foothill Village Subdivision, Plat "Z", recorded July 13, 2021 as Entry No. 123131:2021.

15. Annexation and Development Agreement, dated October 18, 2000 and recorded December 11, 2000 as Entry No. 97996:2000.

Resolution 03-03-2014 Approving an Amendment to the Ahlin Property Development Agreement Regarding the Phasing of Required Development Infrastructure Improvements Between Santaquin City, Rich Barton, and Irewood Nevada, LLC, recorded March 6, 2014 as Entry No. 15215:2014.

Resolution No. 02-03-2019 Approving a Second Amendment to the Ahlin Property Development Agreement, dated February 5, 2019 and recorded February 15, 2019 as Entry No. 12603:2019.

Amended March 13, 2020 as Entry No. 32698:2020.

16. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions recorded May 28, 2020 as Entry No. 72730:2020, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Foothill Village Alta, recorded March 19, 2021 as Entry No. 52584:2021.

17. Notice of Reinvestment Fee Covenant in favor of Foothill Alta Owners Association, Inc., a Utah nonprofit corporation, recorded June 25, 2020 as Entry No. 88493:2020.
18. Reservations as contained in that certain Special Warranty Deed and Reservation of Surface Rights (Minerals) recorded November 26, 2019 as Entry No. 124659:2019.