



ENT 200071:2021 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 30 3:59 pm FEE 0.00 BY SA
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
D. R. Horton, Inc.
12351 South Gateway Park Place, D-100
Draper Utah 84020
Attn: Adam Loser

Tax Parcel Numbers: _____

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, City of Saratoga Springs ("Grantor"), hereby conveys and warrants to D. R. Horton, Inc. a Delaware corporation whose address is 12351 S. Gateway Park Place, D-100, Draper, Utah 84020 ("Grantee"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in Saratoga Springs, Utah County, Utah, described on Exhibit A attached hereto and by this reference incorporated herein, subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

GRANTOR:

City of Saratoga Springs,
a political subdivision of the State of Utah

Attest:

City of Records
City Recorder

By: [Signature]
Name: MARK CHRISTENSEN
Title: CITY MANAGER
Date of Execution: 11-23, 2021

STATE OF Utah)
): ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 23 day of November 2021 by MARK CHRISTENSEN, Mayor of the City of Saratoga Springs, a political subdivision of the State of Utah. CITYMANAGER



[Signature]
NOTARY PUBLIC

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of the Property

All of Lot 2, inclusive, SARATOGA TRADE SUBDIVISION, according to the official plat as recorded in the Utah County Recorder's office on November 3, 2021 as entry number 186733:2021.

TOGETHER WITH:

A portion of the Southeast Quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point on the east line of SARATOGA TRADE SUBDIVISION according to the official plat thereof, said point being located N0°10'34"W along the Section Line 1827.81 feet and West 1327.29 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N0°16'25"W along said east line and an existing fence line 821.87 feet; thence N0°03'11"E along an existing fence line 1.59 feet to the north line of that real property described in Deed Entry No. 68012:2010 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N89°43'24"E 2.76 feet; thence S0°13'14"E 823.45 feet; thence S89°30'19"W 2.00 feet to the point of beginning.

Contains: ±1,964 Sq. Ft.