

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
12/29/2021 04:21:42 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
D. R. Horton, Inc., a Delaware corporation
12351 South Gateway Park Place
Draper, UT 84020



Order No. 222203 - BLS
Tax I.D. No. W-4204 (Portion of)

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged **Brennan Family Holdings, LLC, an Idaho limited liability company**, ("Grantor"), of Ketchum, County of Blaine, State of Idaho, hereby CONVEYS and WARRANTS to **D. R. Horton, Inc., a Delaware corporation**, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, County of Salt Lake, State of Utah, 84020, ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Washington 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.

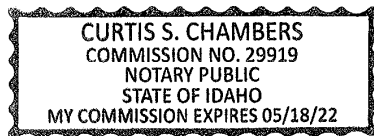
WITNESS the hand(s) of said grantor(s), this 28th day of December, 2021.

Brennan Family Holdings, LLC, an Idaho limited liability company

By: Robert M. Brennan
Robert M. Brennan, Manager

STATE OF ID)
COUNTY OF BLAINE) :ss.

On the 28th day of December, 2021, personally appeared before me, Robert M. Brennan, who being by me duly sworn, did say that he/she is the Manager of Brennan Family Holdings, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Robert M. Brennan acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires: 5.18.22

Attachment to that certain Special Warranty Deed executed by Brennan Family Holdings, LLC, an Idaho limited liability company grantor(s), to D. R. Horton, Inc., a Delaware corporation grantee(s).

Order No. 222203
Tax I.D. No. W-4204 (Portion of)

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTION 29, 30 & 31, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 4, 9, 7, 12, 14 AND 15 OF SAID SECTION 29 AND A PORTION OF SECTIONAL LOTS 13, 16, 18, 19, 24 AND 25 OF SAID SECTION 30 AND A PORTION OF SECTIONAL LOTS 14 AND 20 OF SAID SECTION 31 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°51'08"E ALONG THE SECTION LINE A DISTANCE OF 1849.68 FEET AND S01°08'52"W 893.06 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4206 MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED, DOCUMENT NO. 20200076291, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THE FOLLOWING FIFTEEN (15) COURSES: (1) S05°37'54"E 0.05 FEET; (2) THENCE N44°36'32"E 210.54 FEET; (3) THENCE N42°34'20"E 394.12 FEET; (4) THENCE N72°22'26"E 180.40 FEET (5) TO A POINT OF A 382.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S34°41'52"W; THENCE ALONG THE ARC OF SAID CURVE 145.15 FEET THROUGH A CENTRAL ANGLE OF 21°44'35"; (6) THENCE N58°59'17"E 90.07 FEET; (7) THENCE S31°00'43"E 34.00 FEET; (8) THENCE S58°59'17"W 90.07 FEET (9) TO A POINT OF A 382.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S61°32'08"W; THENCE ALONG THE ARC OF SAID CURVE 473.23 FEET THROUGH A CENTRAL ANGLE OF 70°53'13"; (10) THENCE S42°25'20"W 152.22 FEET; (11) THENCE S48°34'40"E 145.02 FEET; (12) THENCE N42°25'20"E 149.69 FEET (13) TO THE POINT OF A 527.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 193.59 FEET THROUGH A CENTRAL ANGLE OF 21°01'40"; (14) THENCE S68°36'20"E 99.93 FEET; (15) THENCE S44°05'47"E 393.20 FEET TO POINT ON THE EASTERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4204 MORE PARTICULARLY DESCRIBED BY LAND PATENT, DOCUMENT NO. 20160047271, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: (1) S45°54'14"W 16.63 FEET; (2) THENCE S34°22'25"W 766.32 FEET; (3) THENCE S34°22'25"W 958.23 FEET; (4) THENCE S34°22'25"W 872.10 FEET; (5) THENCE S42°07'07"W 479.56 FEET; (6) THENCE S42°07'07"W 299.11 FEET; (7) THENCE S42°07'07"W 1711.71 FEET; (8) THENCE S49°31'33"W 46.39 FEET; (9) THENCE S40°23'41"W 2355.73 FEET; THENCE N48°24'24"W 767.86 FEET TO A POINT OF A 1182.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S43°08'26"E; THENCE ALONG THE ARC OF SAID CURVE 165.25 FEET THROUGH A CENTRAL ANGLE OF 8°00'24"; TO THE POINT OF A 6017.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 2173.03 FEET THROUGH A CENTRAL ANGLE OF 20°41'26"; TO THE POINT OF A 1182.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 567.64 FEET THROUGH A CENTRAL ANGLE OF 27°30'14"; TO THE POINT OF A 177.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 282.67 FEET THROUGH A CENTRAL ANGLE OF 91°14'36"; THENCE N29°33'50"W 25.48 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.23 FEET THROUGH A CENTRAL ANGLE OF 89°27'44"; TO THE POINT OF A 5040.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 1405.29 FEET THROUGH A CENTRAL ANGLE OF 15°58'32"; TO THE POINT OF A 3040.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 1307.95 FEET THROUGH A CENTRAL ANGLE OF 24°39'05"; THENCE N70°24'06"W 110.00 FEET; THENCE N18°52'40"E 19.50 FEET; THENCE N71°07'20"W 89.94 FEET; THENCE S19°06'34"W 22.97 FEET; THENCE N70°39'32"W 55.00 FEET; THENCE N70°39'32"W 90.00 FEET; THENCE S19°37'49"W 27.19 FEET; THENCE N69°57'01"W 20.00 FEET; THENCE N70°04'54"W 90.12 FEET; THENCE N70°04'55"W 54.88 FEET; THENCE N19°40'39"E 20.39 FEET; THENCE N70°32'37"W 90.00 FEET TO A POINT OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N70°32'37"W; THENCE ALONG THE ARC OF SAID CURVE 310.89 FEET THROUGH A CENTRAL ANGLE OF 7°18'01"; THENCE N77°50'38"W 110.00 FEET; THENCE S58°58'19"W 19.24 FEET TO A POINT OF A 50.00 FOOT

RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S58°58'19"W; THENCE ALONG THE ARC OF SAID CURVE 175.56 FEET THROUGH A CENTRAL ANGLE OF 201°10'38"; TO A POINT OF A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.36 FEET THROUGH A CENTRAL ANGLE OF 67°17'29"; TO THE POINT OF A 2275.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 108.16 FEET THROUGH A CENTRAL ANGLE OF 2°43'26"; THENCE N72°11'25"W 90.00 FEET; THENCE N45°28'04"W 54.00 FEET; THENCE S44°31'56"W 83.18 FEET; THENCE S43°25'39"W 395.08 FEET; THENCE S45°15'43"W 401.82 FEET; THENCE S45°19'41"W 117.74 FEET; THENCE S45°19'41"W 58.39 FEET; THENCE S45°19'41"W 226.82 FEET; THENCE S44°35'58"W 400.52 FEET; THENCE S44°46'25"W 136.04 FEET; THENCE S44°46'25"W 264.44 FEET; THENCE S44°33'00"W 448.82 FEET; THENCE S43°10'45"W 194.83 FEET; THENCE S43°10'45"W 254.47 FEET; THENCE S46°04'42"W 114.27 FEET; THENCE N43°55'18"W 122.29 FEET; THENCE N61°48'39"W 93.68 FEET; TO A POINT OF A 366.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N61°09'36"W; THENCE ALONG THE ARC OF SAID CURVE 48.00 FEET THROUGH A CENTRAL ANGLE OF 7°30'54"; THENCE N53°34'10"W 171.00 FEET TO A POINT OF A 195.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N53°42'41"W; THENCE ALONG THE ARC OF SAID CURVE 34.50 FEET THROUGH A CENTRAL ANGLE OF 10°08'18"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 34.18 FEET THROUGH A CENTRAL ANGLE OF 97°54'42"; THENCE N71°45'41"W 330.90 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.77 FEET THROUGH A CENTRAL ANGLE OF 91°00'42"; TO THE POINT OF A 2710.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 401.24 FEET THROUGH A CENTRAL ANGLE OF 8°28'59"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.91 FEET THROUGH A CENTRAL ANGLE OF 91°24'22"; THENCE S08°01'07"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S07°20'14"W; THENCE ALONG THE ARC OF SAID CURVE 31.63 FEET THROUGH A CENTRAL ANGLE OF 90°36'58"; TO THE POINT OF A 2710.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 257.85 FEET THROUGH A CENTRAL ANGLE OF 5°27'06"; THENCE N88°43'53"W 80.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N88°44'01"W; THENCE ALONG THE ARC OF SAID CURVE 31.15 FEET THROUGH A CENTRAL ANGLE OF 89°14'28"; THENCE N87°58'37"W 72.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.67 FEET THROUGH A CENTRAL ANGLE OF 90°44'08"; THENCE N86°45'54"W 24.01 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N88°41'48"W; THENCE ALONG THE ARC OF SAID CURVE 31.16 FEET THROUGH A CENTRAL ANGLE OF 89°16'49"; THENCE N87°58'37"W 52.09 FEET TO A POINT OF A 20.21 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S04°30'41"E; THENCE ALONG THE ARC OF SAID CURVE 29.61 FEET THROUGH A CENTRAL ANGLE OF 83°56'28"; THENCE N86°08'20"W 34.03 FEET; THENCE N01°30'42"E 64.80 FEET; THENCE N86°24'22"W 74.90 FEET; THENCE N40°28'57"W 82.72 FEET; THENCE N70°00'52"W 59.25 FEET TO A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) N23°26'45"E 481.93 FEET; (2) THENCE N23°26'45"E 213.87 FEET; (3) THENCE N23°26'44"E 1000.00 FEET; (4) THENCE N23°26'47"E 217.56 FEET; (5) THENCE N23°26'45"E 482.43 FEET; (6) THENCE N23°26'45"E 505.37 FEET (7) TO A POINT OF A 3738.03 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S66°43'07"E; THENCE ALONG THE ARC OF SAID CURVE 1245.33 FEET THROUGH A CENTRAL ANGLE OF 19°05'17"; (8) THENCE N53°11'39"E 276.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4206 MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED, DOCUMENT NO. 20200076291, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWENTY ONE (21) COURSES: (1) S36°26'25"E 196.75 FEET; (2) THENCE S41°21'21"W 476.30 FEET; (3) THENCE S22°42'39"E 117.41 FEET; (4) THENCE S09°57'59"E 78.06 FEET; (5) THENCE S42°49'34"W 272.06 FEET; (6) THENCE S47°10'26"E 64.38 FEET; (7) THENCE S42°49'34"W 34.00 FEET; (8) THENCE S47°10'26"E 140.00 FEET (9) TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.92 FEET THROUGH A CENTRAL ANGLE OF 88°34'13"; (10) THENCE S42°17'03"W 40.67 FEET; (11) THENCE S47°54'21"E 80.00 FEET (12) TO A POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S47°54'21"E; THENCE ALONG THE ARC OF SAID CURVE 77.91 FEET THROUGH A CENTRAL ANGLE OF 89°16'43"; (13) THENCE S48°37'37"E 411.71 FEET; (14) THENCE S51°29'31"E 301.47 FEET; (15) THENCE N38°30'29"E 54.83 FEET; (16) THENCE S51°45'33"E 86.76 FEET (17) TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE

RIGHT, WITH A RADIUS WHICH BEARS S55°44'09"E; THENCE ALONG THE ARC OF SAID CURVE 464.47 FEET THROUGH A CENTRAL ANGLE OF 12°17'32"; (18) THENCE N41°10'00"W 93.98 FEET; (19) THENCE N46°48'26"E 55.03 FEET; (20) THENCE S41°10'00"E 94.44 FEET (21) TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S41°59'15"E; THENCE ALONG THE ARC OF SAID CURVE 718.74 FEET THROUGH A CENTRAL ANGLE OF 19°01'16"; TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4204-A MORE PARTICULARLY DESCRIBED BY QUIT CLAIM DEED, DOCUMENT NO. 20210056592, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING NINE (9) COURSES: (1) S22°57'38"E 80.08 FEET (2) TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.22 FEET THROUGH A CENTRAL ANGLE OF 89°27'01"; (3) TO THE POINT OF A 2065.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.48 FEET THROUGH A CENTRAL ANGLE OF 1°09'03"; (4) THENCE S24°39'39"E 155.00 FEET; (5) THENCE S45°28'04"E 125.77 FEET; (6) THENCE N44°31'56"E 73.47 FEET; (7) THENCE N44°39'51"E 395.42 FEET; (8) THENCE N44°43'02"E 405.07 FEET; (9) THENCE N44°36'32"E 223.68 FEET TO THE POINT OF BEGINNING.

Initials RB