DOC ID 20220054395

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
12/28/2022 02:20:09 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. 226162 - BLS Tax I.D. No. W-4204 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 23 pd day of December, 2022.

Brennan Family Holdings, LLC, an Idaho limited liability

By Cool V. 18 PC

STATE OF JO

COUNTY OF BLAIN E

On the 23 day of December, 2022, 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.

:ss.

CURTIS S. CHAMBERS
COMMISSION # 29919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/18/28

NOTARY PUBLIC

My Commission Expires:

5-18-28

20220054395 12/28/2022 02:20:09 PM Page 2 of 3 Washington County

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. grantee(s).

Order No. 226162 Tax I.D. No. W-4204

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTION 29, 30 & 31, TOWNSHIP 42 SOUTH RANGE 14 WEST SACT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 7, 12, 14 AND 15 OF SAID SECTION 29 AND A PORTION OF SECTIONAL LOTS 19, 22, 24 AND 25 OF SAID SECTION 30 AND A PORTION OF SECTIONAL LOTS 14, 15, 18 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 1727.35 FEET AND S01°08'52"W 2258.71 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 TO A POINT OF A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N70°43'43"W; THENCE ALONG THE ARC OF SAID CURVE 1307.95 FEET THROUGH A CENTRAL ANGLE OF 24°39'05"; TO THE POINT OF A 5040.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 1405.29 FEET THROUGH A CENTRAL ANGLE OF 15°58'32"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.32 FEET THROUGH A CENTRAL ANGLE OF 89 27 44"; THENCE S29°33'50"E 25.48 FEET; TO THE POINT OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 282.67 FEET THROUGH A CENTRAL ANGLE OF 91°14'36"; TO THE POINT OF A 1182.50 FOOT RADIUS REVERSE CURVE TO THE LEFT: THENCE ALONG THE ARC OF SAID CURVE 567.64 FEET THROUGH A CENTRAL ANGLE OF 27°30'14"; TO THE POINT OF A 6017.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; 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 LEFT; THENGE ALONG THE ARC OF SAID CURVE 165.25 FEET THROUGH A CENTRAL ANGLE OF 8°00'24"; THENCE S48°24'24"E 767.86 FEET TO POINT ON THE EASTERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4204 MORE RARTICULARLY DESCRIBED BY AND PATENT, DOCUMENT NO. 20160047271, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE. STATE OF VITAH; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) \$26,3936"W 920.36 FEET; (2) THENGE N58°40'55"W 802.79 FEET (3) THENCE N58°40'55"W 465.57 FEET; (4) THENCE N49°47'04"W 661.94 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 SIX (6) COURSES: (1) N23°26'45"E 358.07 FEET; (2) THENCE N23°26'44"E 1000.01 FEET; (3) THENCE N23°26'45"E 355.15 FEET; (4) THENCE N23°26'45"E 644.84 FEET; (5) THENCE N23°26'45"E 44.20 FEET; (6) THENCE N23°26'45"E 260.02 FEET; THENCE S70°00'52"E 59.25 FEET; THENCE S40°28'57"E 82.72 FEET; THENCE S86°24'22 74.90 FEET; THENCE S01°30'42 W 64.80 FEET; THENCE S86°08'20 \$ 34.03 FEET TO A POINT OF A 20,21 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS \$88°27'09"E; THENCE ALONG THE ARC OF SAID CURVE 29.61 FE的 THROUGH A CENTRAL ANGLE OF 83°56'28"; THENCE S8₹°58'37"E 52.09 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ACONG THE ARC OF SAID CURVE 3 16 FEET THROUGH A CENTRAL ANGLE OF 89°16'49" THENCE S86°45'54"E 24.01 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S88°42'45"E; THENCE ALONG THE ARC OF SAID CURVE 31.67 FEET THROUGH A CENTRAL ANGLE OF 90°44'08"; THENCE S87°58'37"E 72.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT: THENCE ALONG THE ARC OF SAID CURVE 31.15 FEET THROUGH A CENTRAL ANGLE OF 89°14'28" THENCE S88°43'53"E 80.00 FEET TO A POINT OF A 2710.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S88°43'53"E; THENCE ALONG THE ARC OF SAID CURVE 257.85 FEET THROUGH A CENTRAL ANGLE OF 5°27'06"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.63 FEET THROUGH A CENTRAL ANGLE OF 90°36'58"; THENCE N08°01'07"E 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N07°20'17"E; THENCE ALONG THE ARC OF SAID CURVE 31.91 FEET THROUGH A CÉNTRAL ANGLE OF 91°24'22"; TO THE POINT OF A 2710.00 FQ() RADIUS COMPOUND CURVE ((分) HE RIGHT; THENCE ALONG

20220054395 12/28/2022 02:20:09 PM Page 3 of 3 Washington County

THE ARC OF SAID CURVE 401.24 FEET THROUGH A CENTRAL ANGLE OF 8°28'59"; TO THE ROINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.77 FEET THROUGH A CENTRAL ANGLE OF 91°00'42"; THENCE S71°45'41"E 330.90 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34118 FEET THROUGH A CENTRAL ANGLE OF 97°54'42"; TO THE POINT OF A 195.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 34.50 FEET THEOUGH A CENTRAL ANGLE OF 10°08°18", THENCE S53°34'10"E 171.00 FEET TO A POINT OF A 366.00 FOOT RADIUS NON-TANGENT OURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N53°38'43"W; THENCE ALONG THE ARC OF SAID CURVE 48.00 FEET THROUGH A CENTRAL ANGLE OF 7°30'54"; THENCE S61°48'39" (93.68 FEET; THENCE S43°55'18) (022.29 FEET; THENCE N46°04'42"E 114.27 FEET; THENCE N43°10'45"E 254.47 FEET; THENCE N43°10'45"E 194.83 FEET; THENCE N44°33'00"E 448.82 FEET; THENCE N44°46'25"E 264.44 FEET; THENCE N44°46'25"E 136.04 FEET; THENCE N44°35/58世 400.52 FEET; THENCE N45°19长世 226.82 FEET; THENCE N45°19钟中 58.39 FEET; THENCE 145°19'41"E 117.74 FEET; THENCE 143"E 401.82 FEET; THENCE N43°25'39"E 395.08 FEET; THENCE N44°31'56"E 83.18 FEET; THENCE S45°28'04"E 54.00 FEET; THENCE S72°11'25"E 90.00 FEET TO A POINT OF A 2275.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N72°11'25"W; THENCE ALONG THE ARC OF SAID CURVE 108.16 FEET THROUGH A CENTRAL ANGLE OF 2°43'26"; TO THE POINT OF A 25,00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 29.36 FEET THROUGH A CENTRAL ANGLE OF 67°17'29"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 175.56 FEET THROUGH A CENTRAL ANGLE OF 201°10'38"; THENCE N58°58'19"E 19:24 FEET; THENCE S77°50'38"E 110.00 FEET TO A POINT OF A 2440.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N77°50'38"W; THENCE ALONG THE ARC OF SAID CURVE 310 89 FEET THROUGH A CENTRAL ANGLE OF 7°18'01"; THENCE S70°32'37"E 90.00 FEET; THENCE S19%4039"W 20.39 FEET; THENCE S70°6435"E 54.88 FEET; THENCE \$70 04'54"E 90.12 FEET; THENCE \$69 57'01"E 20.00 FEET; THENCE \$1937'49"E 27.19 FEET; THENCE \$70°39'32"E 90.00 FEET; THENCE \$70°39'32"E 55.00 FEET; THENCE \$19°06'34"E 22.97 FEET; THENCE S71°07'20"E 89.94 FEET; THENCE S18°52'40"W 19.50 FEET; THENCE S70°24'06"E 110.00 FEET TO THE POINT OF BEGINNING.

Initials 1