

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

Tax Id No.: 21-051-0064 and 21-051-0013


(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, OSPREY TOWN CENTER LLC, a Utah limited liability company ("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 Grantors, 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 covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

OSPREY TOWN CENTER LLC, a Utah
limited liability company


By: 

Name: David S. Grow

Title: Manager

Date of Execution: December 30, 2020

OSPREY TOWN CENTER LLC, a Utah
limited liability company

By: 

Name: Steven L. Grow

Title: Manager

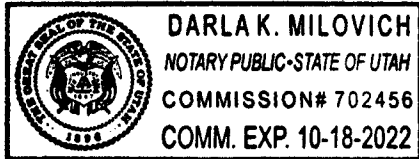
Date of Execution: December 30, 2020

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing document was duly acknowledged before me this 30th day of December, 2020, by David S. Grow in such person's capacity as the Manager of OSPREY TOWN CENTER LLC, a Utah limited liability company.



NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing document was duly acknowledged before me this 30th day of December, 2020, by Steven L. Grow in such person's capacity as the Manager of OSPREY TOWN CENTER LLC, a Utah limited liability company.



NOTARY PUBLIC

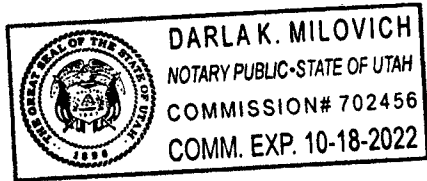


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Utah County, Utah more particularly described as follows:

A parcel of land situate in the Southwest quarter of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Osprey Point Plat "C", said point being South 89°40'44" West 1,818.76 feet and South 00°19'16" East 2,983.71 feet from the North quarter corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian and running thence along the Southerly boundary line of Osprey Point Plat "B&C" the following (3) three courses: 1) North 89°23'52" East 739.89 feet; 2) North 87°28'12" East 294.88 feet; 3) South 80°59'33" East 50.70 feet; thence North 00°42'19" East 11.35 feet; thence South 89°30'12" East 89.09 feet; thence South 00°29'48" West 15.00 feet; thence South 89°30'12" East 90.00 feet; thence North 00°29'48" East 25.55 feet; thence North 70°00'00" East 19.20 feet; thence South 00°20'18" West 25.87 feet; thence North 69°57'07" East 33.78 feet; thence South 01°00'00" West 689.14 feet to a point on the Northerly right-of-way of Lakeview Parkway; thence along the Northerly right-of-way of said Lakeview Parkway the following (3) three courses: 1) North 89°23'00" West 482.92 feet; 2) Westerly 845.62 feet along the arc of a 1,125.00 foot radius curve to the right (center bears North 00°37'00" East and the chord bears North 67°51'00" West 825.85 feet with a central angle of 43°04'01"); 3) North 46°19'00" West 75.52 feet; thence North 00°09'43" East 229.66 feet; thence North 00°17'16" East 65.17 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM A parcel of land situate in the Southwest Quarter of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 20 of CIRCLE C SUBDIVISION, said point being South 89°40'44" West 554.76 feet and South 00°19'16" East 2,957.59 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 70°00'00" East 19.20 feet; thence South 00°20'18" West 25.87 feet; thence North 69°57'07" East 33.78 feet; thence South 01°00'00" West 137.12 feet; thence North 29°00'51" West 7.18 feet; thence Northwesterly 136.18 feet along the arc of a 385.00 foot radius curve to the right (center bears North 60°59'09" East and the chord bears North 18°52'51" West 135.47 feet with a central angle of 20°16'00"); thence North 00°29'48" East 10.36 feet to the point of beginning.

ALSO LESS AND EXCEPTING a parcel of land situate in the Southwest Quarter of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°40'44" West 520.81 feet and South 00°19'16" East 3,654.56 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°46'41" West 89.10 feet; thence North 89°13'19" West 213.38 feet; thence North 00°37'00" East 88.50 feet; thence South 89°23'00" East 213.63 feet to the point of beginning.