

**WHEN RECORDED, RETURN TO:**

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

Tax Id No.: 32-016-0087 and 32-016-0088

**SPECIAL WARRANTY DEED AND RESERVATION OF SURFACE RIGHTS  
(Minerals)**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received, **D.R. HORTON, INC.**, a Delaware Corporation, (“Grantor”), does hereby convey and warrant against all who claim by, through, or under Grantor to **DRH ENERGY, INC.**, a Colorado corporation (“Grantee”), the following property rights, to the extent not previously reserved or conveyed:

All oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper), and all minerals, gases and geothermal energy and geothermal substances and rights, whatsoever (collectively, “Minerals”), already found or which may hereafter be found, under the real property legally described on Exhibit A attached hereto and incorporated herein by this reference (the “Real Property”), together with all ores thereof and other products or materials produced in association therewith and the right to prospect for, mine and remove the Minerals; provided, however, that Grantee may not employ mining methods that destroy the surface of the Real Property or endanger, impair or affect the support for the Real Property or any existing or future improvement thereon. This conveyance also includes all of Grantor’s right, title and interest, if any, in and to the rights, rentals, royalties and other benefits accruing or to accrue under any lease or leases of the Minerals and rights to receive all bonuses, rents, royalties, production payments or monies of any nature accrued in the past or future with respect to the Minerals.

Grantor, for itself and its successors and assigns, hereby reserves and retains in perpetuity for its sole and exclusive use all rights to the surface and thirty feet (30’) below finished grade (collectively, the “Surface”) of all or any portion of the Real Property that is currently subject to a Plat Map (as defined below) for any purpose whatsoever in connection with the development, construction and installation of any existing or future improvements benefiting all or any portion of such property and the use and enjoyment of all or any portion of such property and such improvements. In the event that any portion of the remaining Real Property is ever conveyed by Grantor or its successor or assign to a bona fide third party retail purchaser, on the date Grantor executes a deed for such conveyance, the sole and exclusive use of the Surface of such portion for any purpose whatsoever in connection with the development, construction and installation of any existing or future improvements benefiting all or any portion of such property and the use and enjoyment of all or any portion of such property and such improvements shall revert to

Grantor, its successors and assigns. For purposes hereof, the term "Plat Map" means a final, government-approved subdivision map, plat or site plan for single-family residential or multi-family residential use and including, without limitation, condominium units, whether owner-occupied or held for rent or investment purposes, and apartment projects. Any portion of the Real Property that is made subject to a Plat Map, including any street, common area and any other land included in such map, whether currently or in the future, is referred to herein as a "Lot".

Provided, however, that nothing contained herein shall prevent Grantee from developing and removing any Minerals under the Surface of all or any portion of a Lot by slant drilling, subterranean entry or other means or operations conducted from the Surface of the Real Property which has not been subjected to a Plat Map or any other parcel as to which Grantee may then have rights of surface use or by any other suitable means or methods, provided that Grantee does not endanger, impair or affect the support of all or any portion of the Lots and any existing or future improvements thereon.

The reservation and reversion of the Surface of the Real Property contained in this Special Warranty Deed and the other covenants and agreements of Grantee contained in this Special Warranty Deed are for the benefit of the Grantor and its successors and assigns only. No successor or assign of Grantor shall have the right to enforce any of the terms of this Special Warranty Deed with respect to any portion of the Real Property except the portion of the Real Property owned by such successor or assign. No third party rights are intended to be conferred on any other person or entity and no third party shall have the right to enforce any of the terms of this Special Warranty Deed. The Grantor, or its successors or assigns only with respect to the portion of the Real Property owned by such successor or assign, may waive the reservation or reversion of the Surface or any or all of the covenants or agreements of Grantee contained herein by a written instrument signed by such party.

SUBJECT TO current taxes and assessments; reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, reservations, declarations, obligations, liabilities and other matters as may appear of record, and any matters that would be disclosed by an inspection or accurate ALTA/ACSM survey of the Real Property, Grantor binds itself and its successors to warrant and defend title to the Minerals as against the acts of Grantor and none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 6 day of January, 2021.

**GRANTOR:**

D.R. HORTON, INC.,  
A Delaware Corporation

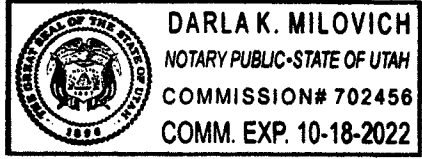
\_\_\_\_\_  
Name: Jonathan S. Thornley  
Title: Division CFO

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

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2021, by Jonathan S. Thornley, the Division CFO of D.R. Horton, Inc., a Delaware Corporation, on behalf of the corporation.

[Signature]  
Notary Public

My Commission Expires:  
10/18/22



**Exhibit A**  
to the Special Warranty Deed and Reservation of Surface Rights  
**Legal Description of the Property**

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

Proposed SUMMIT RIDGE TOWNS B & C COMBINED, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10 and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 82.24 feet and West 1586.89 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence southeasterly along the arc of a 731.00 foot radius non-tangent curve to the left (radius bears: N86°41'53"E) 61.26 feet through a central angle of 4°48'06" (chord: S5°42'10"E 61.24 feet); thence along the arc of a 15.00 foot radius curve to the right 20.84 feet through a central angle of 79°35'20" (chord: S31°41'27"W 19.20 feet); thence S7°35'20"E 56.02 feet; thence southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: S18°30'53"E) 24.56 feet through a central angle of 93°49'42" (chord: S61°36'02"E 21.91 feet); thence along the arc of a 731.00 foot radius curve to the left 33.06 feet through a central angle of 2°35'29" (chord: S15°58'55"E 33.06 feet); thence S17°16'40"E 89.18 feet; thence along the arc of a 15.00 foot radius curve to the right 23.24 feet through a central angle of 88°45'47" (chord: S27°06'14"W 20.98 feet); thence S16°36'12"E 55.03 feet; thence southeasterly along the arc of a 15.00 foot radius curve to the right (radius bears: S18°30'53"E) 23.89 feet through a central angle of 91°14'13" (chord: S62°53'46"E 21.44 feet); thence S17°16'40"E 193.25 feet to the north line of Summit Ridge Parkway; thence southwesterly along said line and the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S17°57'18"E) 659.27 feet through a central angle of 18°20'12" (chord: S62°52'36"W 656.46 feet); thence North 1051.69 feet; thence East 223.00 feet; thence South 55.00 feet; thence East 22.00 feet; thence South 77.00 feet; thence East 184.15 feet; thence South 52.43 feet; thence along the arc of a 744.00 foot radius curve to the left 42.78 feet through a central angle of 3°17'40" (chord: S1°38'50"E 42.77 feet); thence N87°07'45"E 13.00 feet to the point of beginning.

AND:

Proposed SUMMIT RIDGE TOWNS, PLAT B2, more particularly described as follows:

A portion of the Southeast Quarter of Section 10 and the Northeast Quarter of section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 253.76 feet and West 1364.05 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base

and Meridian; thence S30°08'48"E 23.50 feet; thence South 91.52 feet; thence along the arc of a 65.00 foot radius curve to the left 32.57 feet through a central angle of 28°42'48" (chord: S14°21'24"E 32.23 feet); thence S28°42'48"E 164.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 117.92 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 91.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 41.71 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 64.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 4.50 feet; thence S8°43'00"E 45.00 feet to the northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way line, southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S8°43'00"E) 270.16 feet through a central angle of 7°30'50" (chord: S77°31'35"W 269.96 feet); thence N17°16'40"W 208.27 feet; thence N72°43'20"E 13.00 feet; thence N17°16'40"W 52.36 feet; thence N72°43'20"E 63.59 feet; thence N17°16'40"W 141.11 feet; thence N6°47'36"W 135.42 feet; thence North 138.35 feet; thence East 84.62 feet to the point of beginning.

AND:

Proposed SUMMIT RIDGE TOWNS, PLAT B3, more particularly described as follows:

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 308.76 feet and West 1363.96 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 80.17 feet; thence N34°15'23"E 162.41 feet; thence N56°49'44"E 116.27 feet; thence N77°44'48"E 57.43 feet; thence S13°31'44"E 75.13 feet; thence southwesterly along the arc of a 217.00 foot radius non-tangent curve to the left (radius bears: S13°04'13"E) 145.65 feet through a central angle of 38°27'24" (chord: S57°42'04"W 142.93 feet); thence S38°28'22"W 65.54 feet; thence N51°31'38"W 20.00 feet; thence southwesterly along the arc of a 35.00 foot radius non-tangent curve to the left (radius bears: S51°31'38"E) 9.97 feet through a central angle of 16°19'24" (chord: S30°18'40"W 9.94 feet); thence South 13.17 feet to the point of beginning.