

Andrea Allen
Utah County Recorder

2023 May 23 03:52 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

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

Tax Id No.: 29-050-0113, 29-050-0111, 29-050-0112, 29-050-0110, 29-049-0002, 29-049-0001, 29-049-0003,
29-049-0004, 29-049-0006, 29-049-0012, 29-049-0013 and 29-050-0108

SPECIAL WARRANTY DEED

SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, Grantor, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to D.R. HORTON, INC., a Delaware corporation, Grantee, whose address is 12351 S. Gateway Park Place, #D100, Draper, UT 84020, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly describe as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

[Signature and Acknowledgement Follows]

Dated this 19th day of ~~February~~ ^{May}, 2023.

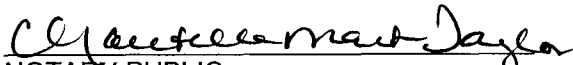
SALEM FARMS HOLDING COMPANY, LLC,
a Utah limited liability company

By: 
Christian Kem Gardner
Manager

STATE OF UTAH)
) §
COUNTY OF SALT LAKE)

On this 19th day of ~~February~~ ^{May}, in the year 2023, personally appeared before me Christian ~~Ken~~ Gardner, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Christian Kem Gardner acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.


NOTARY PUBLIC

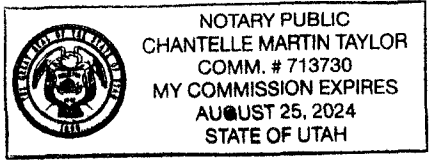


Exhibit A

Real Property Located in Utah County, State of Utah, described as:

A PARCEL OF LAND LOCATED IN SECTION 5, AND THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S89°11'13"W ALONG THE SECTION LINE 332.27 FEET; THENCE N00°48'47"W 391.09 FEET; THENCE N89°11'13"E 151.18 FEET; THENCE N00°48'47"W 96.08 FEET; THENCE N89°11'15"E 185.55 FEET; THENCE N00°48'47"W 84.61 FEET; THENCE N88°54'25"E 40.16 FEET; THENCE N00°35'32"W 86.40 FEET; THENCE N89°24'43"E 60.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°16'29", CHORD: S45°27'02"E 21.26 FEET; THENCE N89°16'52"E 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.49 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°43'31", CHORD: N44°32'58"E 21.16 FEET; THENCE N89°24'43"E 89.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: N88°40'46"E 30.59 FEET; THENCE N02°03'10"W 48.00 FEET; THENCE N03°03'06"W 101.68 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: N73°11'55"E 497.94 FEET; THENCE N59°26'56"E 80.02 FEET; THENCE N30°33'04"W 84.00 FEET; THENCE N30°33'04"W 111.00 FEET; THENCE N59°26'56"E 18.23 FEET; THENCE N32°08'23"W 48.02 FEET; THENCE N30°09'46"W 196.39 FEET; THENCE N25°21'02"W 20.30 FEET; THENCE S64°28'35"W 122.10 FEET; THENCE S59°50'14"W 58.00 FEET; THENCE S59°50'14"W 120.00 FEET; THENCE N30°09'46"W 30.88 FEET; THENCE N21°41'32"W 20.82 FEET; THENCE S63°28'13"W 116.73 FEET; THENCE N26°31'47"W 39.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 29.28 FEET WITH A RADIUS OF 419.00 FEET THROUGH A CENTRAL ANGLE OF 04°00'13", CHORD: N24°31'40"W 29.27 FEET; THENCE S67°28'27"W 179.46 FEET; THENCE S87°19'41"W 82.36 FEET; THENCE N00°21'28"W 47.59 FEET; THENCE S89°38'32"W 242.00 FEET; THENCE S00°21'28"E 25.46 FEET; THENCE S89°38'32"W 371.91 FEET; THENCE N00°35'14"W 106.71 FEET; THENCE S89°08'50"W 63.00 FEET; THENCE S89°25'01"W 418.00 FEET; THENCE S00°35'14"E 107.00 FEET; THENCE S89°24'46"W 507.62 FEET; THENCE N00°35'14"W 44.88 FEET; THENCE S89°23'48"W 338.01 FEET TO THE EAST LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: N0°33'37"W 695.82 FEET; THENCE N00°54'23"W 285.40 FEET; THENCE N89°24'46"E 360.97 FEET TO AN EXISTING FENCE; THENCE ALONG AN EXISTING FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 273.00 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET, (BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6); THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANT SOUTH FROM SAID SECTION LINE) 1316.84 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE N89°09'50"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANT WEST FROM SAID SECTION LINE) 1986.13 FEET; THENCE N0°13'24"E 16.50 FEET TO THE SECTION LINE; THENCE N89°09'50"E ALONG THE SECTION LINE 676.62 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 1356.57 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE EAST 1238.79 FEET ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 119489:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: S40°05'30"W 411.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 199.94 FEET WITH A RADIUS OF 386.57

FEET THROUGH A CENTRAL ANGLE OF 29°38'01", CHORD: S25°16'30"W 197.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.69 FEET WITH A RADIUS OF 105.49 FEET THROUGH A CENTRAL ANGLE OF 25°54'01", CHORD: S23°24'30"W 47.28 FEET; THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 0.77 FEET WITH A RADIUS OF 2.57 FEET THROUGH A CENTRAL ANGLE OF 17°16'00", CHORD: S44°59'30"W 0.77 FEET; THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 93.84 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 13°54'30", CHORD: S46°40'15"W 93.61 FEET; THENCE S39°43'00"W 328.60 FEET; TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2265.09 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 141.67 FEET WITH A RADIUS OF 291.12 FEET THROUGH A CENTRAL ANGLE OF 27°52'57", CHORD: S42°28'31"W 140.28 FEET; THENCE S28°32'03"W 97.35 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 98.15 FEET WITH A RADIUS OF 195.00 FEET THROUGH A CENTRAL ANGLE OF 28°50'16", CHORD: S64°08'55"W 97.11 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1085.85 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'34"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE POINT OF BEGINNING.

ALSO:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 5 AND THE SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NUMBER 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER SAID POINT BEING LOCATED S1°06'42"W ALONG THE SECTION LINE 195.84 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S1°06'42"W ALONG THE SECTION LINE 1151.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 856.10 FEET TO SAID SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: N39°43'00"E 158.77 FEET; THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 45.29 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: N46°40'15"E 45.18 FEET); THENCE N53°37'30"E 64.71 FEET; THENCE ALONG THE ARC OF A 202.57 FOOT RADIUS CURVE TO THE LEFT 61.05 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: N44°59'30"E 60.82 FEET); THENCE N36°21'30"E 553.05 FEET; THENCE ALONG THE ARC OF A 305.49 FOOT RADIUS CURVE TO THE LEFT 138.10 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: N23°24'30"E 136.92 FEET); THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 96.49 FEET THROUGH A CENTRAL

ANGLE OF 29°38'01" (CHORD: N25°16'30"E 95.42 FEET); THENCE N40°05'30"E 350.88 FEET TO THE POINT OF BEGINNING.

ALSO:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N88°47'12"E ALONG THE SECTION LINE 33.00 FEET; THENCE N00°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANT EAST FROM THE QUARTER SECTION LINE) 1503.02 FEET; THENCE S89°55'48"E 328.17 FEET; THENCE N00°22'03"W 295.00 FEET; THENCE S89°59'39"E 109.12 FEET; THENCE N59°26'40"E 596.86 FEET; THENCE N89°24'46"E 58.00 FEET; THENCE N00°35'14"W 16.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°24'46"E 21.21 FEET; THENCE N00°35'14"W 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°35'14"W 21.21 FEET; THENCE N00°35'14"W 578.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.59 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°06'38", CHORD: N44°28'05"E 21.23 FEET; THENCE N00°38'40"W 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.53 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°53'22", CHORD: N45°31'55"W 21.19 FEET; THENCE N00°35'14"W 305.34 FEET; THENCE EAST 507.65 FEET; THENCE S00°35'14"E 13.49 FEET; THENCE N89°24'46"E 153.85 FEET; THENCE S00°35'14"E 499.32 FEET; THENCE N89°11'13"E 276.86 FEET; TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT S00°34'16"E 2615.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S00°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S01°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N00°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.