

WHEN RECORDED MAIL TO:

West 310 – American Fork, L.P.
23975 Park Sorrento, Ste 220
Calabasas, CA 91302

MAIL TAX STATEMENTS TO:

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

(Space Above for Recorder's Use)

Tax Id No.: 38-704-0147 through 38-704-0154, 38-704-0179 through 38-704-0196, 38-705-0103 through 38-705-0146
and 38-706-0197 through 38-706-0242

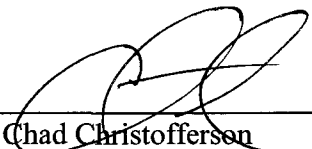
SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, AFEW1 Limited Liability Company, a Utah limited liability company (“Grantors”), hereby convey and warrants to West 310 – American Fork, L.P., a Delaware limited partnership, whose address is 23975 Park Sorrento, Ste 220, Calabasas, CA 91302 (“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:

AFEW1 Limited Liability Company, a Utah
limited liability company
By: R2R Ventures, LLC,
a Utah limited liability company
Its: Manager


By: _____


Chad Christofferson
Manager

Date of Execution: July 14, 2023

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing document was duly acknowledged before me this 14th day of July, 2023, by Chad Christofferson in such person's capacity as the Manager of R2R Ventures, LLC, a Utah limited liability company, which entity is named as Manager of AFEW1 Limited Liability Company, a Utah limited liability company.



NOTARY PUBLIC

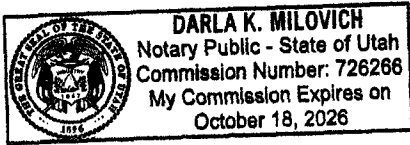


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

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

PARCEL 1:

Lots 147 through 154, inclusive, and 179 through 196, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4, according to the official plat thereof as recorded on June 20, 2023 as Entry No. 39778:2023 in the office of the Utah County Recorder, State of Utah.

PARCEL 1A:

A non-exclusive easement for ingress and egress over and across the private roadways as delineated on the official plat of EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4 as recorded on June 20, 2023 as Entry No. 39778:2023 in the office of the Utah County Recorder, State of Utah.

PARCEL 2:

Lots 103 through 146, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 5, according to the official plat thereof as recorded on June 20, 2023 as Entry No. 39779:2023 in the office of the Utah County Recorder, State of Utah.

PARCEL 2A:

A non-exclusive easement for ingress and egress over and across the private roadways as delineated on the official plat of EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 5 as recorded on June 20, 2023 as Entry No. 39779:2023 in the office of the Utah County Recorder, State of Utah.

PARCEL 3:

Lots 197 through 242, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6, according to the official plat thereof as recorded on June 20, 2023 as Entry No. 39780:2023 in the office of the Utah County Recorder, State of Utah.

PARCEL 3A:

A non-exclusive easement for ingress and egress over and across the private roadways as delineated on the official plat of EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6 as recorded on June 20, 2023 as Entry No. 39780:2023 in the office of the Utah County Recorder, State of Utah.