

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, UT 84020
Attention: Jonathan S. Thornley

ENT52180:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Mar 19 12:03 PM FEE 40.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Id No.: 27-006-0053, 26-056-0050 and 26-059-0070

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, STILLMAN ROAD 1, 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 Grantor, 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 easements and other matters appearing of record with respect to the Property.

GRANTOR:

Stillman Road 1, LLC,
a Utah limited liability company

By: Matthew Emerson Hanson
Signed on 2021/03/19 09:22:12 -8:00
Name: Matthew Hanson
Title: Manager
Date of Execution: March 19, 2021

STATE OF UTAH)
: ss.

COUNTY OF SALT LAKE)

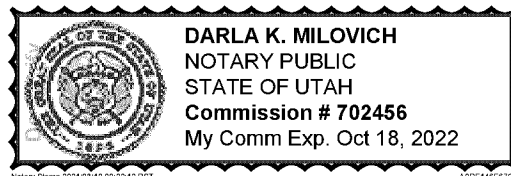
The foregoing instrument was acknowledged before me this 19TH day of March , 2021, by Matthew Hanson, in such person's capacity as the Manager of Stillman Road 1, LLC, a Utah limited liability company. This act was performed via remote online audio-visual communication.

Darla K. Milovich
Signed on 2021/03/19 09:22:12 -8:00
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:

10/18/2022

4821-7658-9363 v1



72AE1E0F-E784-4551-806B-99301FA7EE69 --- 2021/03/18 15:14:47 -8:00 --- Remote Notary



Exhibit A
to the Special Warranty Deed

Legal Description Of The Property

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

Proposed MAPLETON GROVE, PLAT F & G COMBINED, being more particularly described as follows:

A portion of the Northwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°59'00" West along the section line 1274.09 feet and South 345.55 feet from the North quarter corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 17°03'31" East 199.59 feet; thence South 02°08'16" East 102.63 feet; thence South 77°38'47" West 62.63 feet; thence South 12°33'07" East 64.16 feet; thence along the arc of a 220.00 foot radius curve to the left 59.93 feet through a central angle of 15°36'26" (chord: South 20°21'21" East 59.74 feet); thence South 28°09'34" East 28.14 feet; thence South 61°50'26" West 146.00 feet; thence South 28°09'34" East 645.00 feet; thence South 61°50'26" West 202.00 feet; thence South 28°09'34" East 170.00 feet; thence South 61°50'26" West 440.00 feet to the East line of the existing railroad; thence along said line the following two (2) courses: North 28°09'34" West 840.89 feet; thence along the arc of a 2221.41 foot radius curve to the right 230.98 feet through a central angle of 5°57'27" (chord: North 25°10'50" West 230.87 feet); thence North 52°00'53" East 959.15 feet to the point of beginning.

PARCEL 2:

A portion of the Southeast quarter of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South quarter corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°31'57" West along the East line of Mapleton Grove Subdivision, Plat B 297.00 feet to point on a boundary line agreement described at Entry No. 82564:2016 in the official records of Utah County; thence along said boundary line agreement the following two (2) courses: North 89°40'26" East 681.82 feet; thence North 88°45'26" East 415.24 feet; thence South 00°00'07" East 303.64 feet to the South line of Section 9; thence South 89°40'26" West along the section line 1094.22 feet to the point of beginning.

