

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

Tax Parcels 29-050-0164, 29-049-0029, 29-050-0161

SPECIAL WARRANTY DEED

GRNOBL Viridian Farm, LLC, a Utah limited liability company, Grantor, whose address is 1148 W. Legacy Crossing Blvd., Suite 320, Centerville, Utah 84014, 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 25 day of September, 2024.

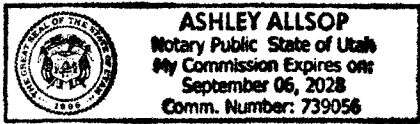
GRNOBL Viridian Farm, LLC,
a Utah limited liability company

By: 
AJ Green
Manager

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 25th day of September, in the year 2024, personally appeared before me AJ Green, 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 GRNOBL Viridian Farm, 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 AJ Green acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



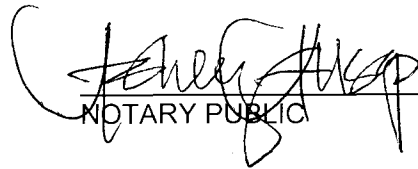

NOTARY PUBLIC

Exhibit A

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

PARCEL 1:

LOTS 101 THROUGH 108, INCLUSIVE, 112 THROUGH 116, INCLUSIVE, 118 THROUGH 146, INCLUSIVE, 1001 THROUGH 1039, INCLUSIVE, 1075 THROUGH 1080, INCLUSIVE, 1123 THROUGH 1134, INCLUSIVE, LOT 1 (SCHOOL PARCEL), AND ALL COMMON AREAS WITHIN VIRIDIAN PLAT 1A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH ON SEPTEMBER 13, 2024 AS ENTRY NO. 62624:2024.

PARCEL 2:

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

BEGINNING AT A POINT LOCATED SOUTH 89°14'02" WEST ALONG THE SECTION LINE 1613.70 FEET AND SOUTH 18.93 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: NORTH 00°24'27" WEST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE ALONG AN EXISTING FENCE SOUTH 00°30'39" EAST 330.58 FEET; THENCE SOUTH 89°24'46" WEST 360.97 FEET TO 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: THENCE NORTH 00°54'23" WEST 120.98 FEET; THENCE NORTH 00°10'46" WEST 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY NORTH 88°55'00" EAST 360.63 FEET TO THE POINT OF BEGINNING.