

RECORDING REQUESTED BY
AND MAIL TAX STATEMENTS TO

ENT9155:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Jan 21 11:02 AM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

AND WHEN RECORDED MAIL TO:

D.R. Horton, Inc.
Attn: Boyd Martin
12351 So. Gateway Park Place, Ste. D-100
Draper, Utah 84020

(Space Above For Recorder's Use Only)

Tax Id No.: 37-360-0178 through 37-360-0191 and 37-360-0200 through 37-360-0225

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Eagle Point Towns – Eagle Mountain, L.P., a Delaware limited partnership ("**Grantor**"), hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to D.R. Horton, Inc., a Delaware corporation ("**Grantee**"), all right, title, and interest in and to the real property and all improvements thereon located in Utah County, State of Utah, more particularly described in attached Exhibit A (the "**Real Property**"), which is incorporated herein by this reference.

TOGETHER with all of Grantor's right, title and interest in and to any tenements, hereditaments and appurtenances, including all oil, gas, and minerals and mineral rights, water and water rights, and all other rights appurtenant thereto owned by Grantor.

This conveyance is made subject to all general and special real property taxes and assessments, and covenants, conditions, restrictions, rights of way, rights, interests, easements and reservations of record or otherwise known to Grantee.

[Signature Page Follows]

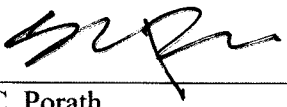
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 20 day of January 2022

Eagle Point Towns – Eagle Mountain, L.P.
a Delaware limited partnership

By: NP-HS LOJV GP VII, LLC,
a Delaware limited liability company
Its: General Partner

By: NP-HS LOT OPTION JOINT VENTURE VII, LLC,
a Delaware limited liability company
Its: Sole Member

By: Hearthstone Professionals - PI, L.P.,
a Delaware limited partnership
Its: Manager

BY: 

Steven C. Porath
Authorized Person

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On January 19, 2022, before me, Karen Storzback,
(insert name of notary)

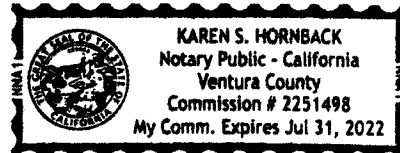
Notary Public, personally appeared Steven C. Poant,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Storzback

(Seal)



**EXHIBIT A
PROPERTY DESCRIPTION**

Lots 178 through 191, inclusive, and Lots 200 through 225, inclusive, DRH EAGLE POINT TOWNHOMES PLAT "C", according to the official plat thereof as recorded in the office of the Utah County Recorder on October 1, 2021 as Entry No. 169675:2021 and Map No. 17943.