

WHEN RECORDED MAIL TO AND 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)

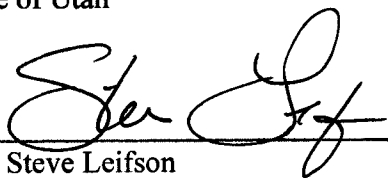
Tax Id No.: 27-037-0079, 27-037-0078, 27-037-0110 and 27-037-0025

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, Spanish Fork City, municipal corporation of the State of Utah ("Grantor"), hereby conveys and warrants to D.R. Horton, Inc., a Delaware corporation, whose address is 12351 S. Gateway Park Place #D100, Draper, UT 84020 ("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:**

Spanish Fork City, a municipal corporation of  
the State of Utah

By:   
Name: Steve Leifson  
Title: Mayor  
Date of Execution: August 26<sup>th</sup>, 2021



**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 A:**

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT LOCATED N0°12'09"W ALONG THE SECTION LINE 5.25 FEET AND EAST 396.90 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, T8S, R3E, S.L.B. & M. (BASIS OF BEARING: S0°12'11"E FROM THE WEST QUARTER CORNER TO THE WITNESS CORNER FOR THE SOUTHWEST CORNER OF SECTION 27); THENCE N89°47'51"E 183.64 FEET TO THE QUARTER SECTION LINE; THENCE N89°25'04"E ALONG THE QUARTER SECTION LINE 1042.61 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 319.12 FEET WITH A RADIUS OF 5659.65 FEET THROUGH A CENTRAL ANGLE OF 3°13'50", CHORD: S17°17'41"E 319.08 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 24369:1978 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: S89°33'51"W 1161.46 FEET; THENCE N28°26'09"W 70.00 FEET; THENCE N27°41'09"W 271.81 FEET TO THE POINT OF BEGINNING.**

**PARCEL B:**

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 24369:1978 IN THE OFFICIAL RECORDS OF UTAH COUNTY, SAID POINT BEING LOCATED N0°12'09"W ALONG THE SECTION LINE 0.07 FEET AND EAST 19.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, T8S, R3E, S.L.B. & M. (BASIS OF BEARING: S0°12'11"E FROM THE WEST QUARTER CORNER TO THE WITNESS CORNER FOR THE SOUTHWEST CORNER OF SECTION 27); THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N89°47'51"E 238.95 FEET; THENCE S28°26'09"E 475.87 FEET; THENCE N89°33'51"E 1264.86 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 1043.93 FEET WITH A RADIUS OF 5659.65 FEET THROUGH A CENTRAL ANGLE OF 10°34'06", CHORD: S9°08'23"E 1042.45 FEET; THENCE S3°51'20"E 1012.84 FEET TO THE NORTHERLY LINE OF THE UTAH RAILWAY RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: N88°00'00"W 69.61 FEET; THENCE N48°37'31"W 228.66 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 1241.15 FEET WITH A RADIUS OF 3487.38 FEET THROUGH A CENTRAL ANGLE OF 20°23'29", CHORD: N36°36'34"W 1234.61 FEET TO THE QUARTER SECTION LINE; THENCE N89°41'08"E ALONG SAID LINE 7.26 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 509.65 FEET WITH A RADIUS OF 3492.38 FEET THROUGH A CENTRAL ANGLE OF 8°21'40", CHORD: N50°53'58"W 509.19 FEET; THENCE N55°04'48"W 680.80 FEET TO THE EAST LINE OF 2400 EAST STREET; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N0°49'00"W 126.00 FEET; THENCE N5°26'00"W 401.31 FEET; THENCE N0°37'02"W 66.76 FEET TO THE POINT OF BEGINNING.**

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Draper, UT 84020  
Attn: Jonathan S. Thornley

ENT 149194:2021 PG 1 of 5  
Andrea Allen  
Utah County Recorder  
2021 Aug 26 04:04 PM FEE 40.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

Tax Id No.: 27-037-0088 and 27-037-0089

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, Maple Mountain Land, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to D.R. Horton, Inc., a Delaware corporation, whose address is 12351 S. Gateway Park Place #D100, Draper, UT 84020 ("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:**

Maple Mountain Land, LLC, a Utah limited liability company

By: \_\_\_\_\_

Name: Jesse Conway

Title: Manager

Date of Execution: July 26, 2021



**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:**

Beginning at a fence corner on the East line of a county road, said point being North 1376.20 feet and East 10.69 feet, according to the Utah Coordinate Bearings, Central Zone, from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence on the East line of said county road all of the following courses: South 00°17'25" East 1006.69 feet; thence South 00°37'02" East 436.23 feet; thence South 05°26' East 401.31 feet; thence South 00°49' East 126.00 feet to the North right of way fence of the Denver and Rio Grande Railroad; thence along said railroad right of way fence the following courses: South 55°04'48" East 698.03 feet; thence along a 3487.87 foot radius curve to the right 1212.55 feet, the chord to said curve bears South 45°07'14" East 1206.49 feet, the degree of curve on the railroad center line being 01°40'; thence parting from said fence East 486.35 feet to the West right of way fence of the Denver & Rio Grande Railroad; thence along said railroad right of way fence on all of the following courses: North 03°40'40" West 386.06 feet; thence along a 5694.65 foot radius curve to the left 2418.22 feet the chord to said curve bears North 15°43'23" West 2400.04 feet, the degree of curve at the railroad center line is 1; thence North 28°00'28" West 606.12 feet to a fence intersection; thence South 89°21'05" West along a fence 1003.49 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the Southwest quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM any portion within the bounds of the following Utah Power and Light property:

Beginning at the West boundary line of the Grantor's land which is the West one quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 743.03 feet along said section line; thence South 28°14' East 839 feet, more or less; thence East 350 feet, more or less, to a ditch; thence Southwesterly 328 feet, more or less, along said ditch; thence South 28°14' East 70 feet, more or less; thence North 89°46' East 1173.57 feet to the East boundary line of said Grantor's land; thence South 14°30' East 123.82 feet along said East boundary line; thence South 89°46' West 1276.19 feet; thence North 28°14' West 475.87 feet; thence West 258.72 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion within the bounds of any railroad right of ways and any streets or highways.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 1,376.20 feet and East 10.69 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing: North 00°12'09" West along the section line from the West quarter corner to the Northwest corner of said Section 27); thence South 00°17'25" East 600.39 feet; thence South 28°26'09" East 406.23 feet; thence East 1,298.23 feet to the Westerly line of the Union Pacific Railroad; thence along said railroad the following 2 (two) courses: Northwesterly along the arc of a 5,694.65 foot radius nontangent curve (radius bears: South 66°56'53" West) 480.67 feet through a central angle of 04°50'10" (chord: North 25°28'12" West 480.53 feet); thence North 28°00'28" West 606.12 feet; thence South 89°21'05" West 1,003.49 feet to the point of beginning.

Also being described by survey as follows:

A portion of the Northwest quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point of the East line of 2400 East Street, said point being located North 00°12'09" West 712.23 feet and East 16.57 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°17'25" West along said line 63.60 feet; thence South 28°26'09" East 406.23 feet; thence East 1228.14 feet to the West right-of-way line of the existing railroad; thence Southeasterly along said right-of-way line and arc of a 5629.65 foot radius non-tangent curve to the right (radius bears: South 66°35'40" West) 431.77 feet through a central angle of 04°23'40" (chord: South 21°12'30" East 431.66 feet) to the quarter section line; thence South 89°25'04" West along said line 1011.00 feet to a point on the North line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence along said line the following two (2) courses: South 89°47'51" West 183.64 feet; thence North 28°26'09" West 803.97 feet to the point of beginning.

PARCEL 1A:

A perpetual easement and right of way for the installation, construction, operation, maintenance and repair of a public roadway, along with a perpetual easement and right of way for the associated public utilities over the following:

Beginning at a point on the West line of that real property described at Entry No. 24369:1978 in the official records of Utah County, said point being located South 00°12'11" East along the section line 252.00 feet and East 394.78 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°12'09" West between the West quarter corner and the Northwest corner of Section 27); thence North 28°26'09" West along said line 90.64 feet; thence North 89°36'24" East 116.55 feet; thence along the arc of a curve to the left 19.99 feet with a radius of 190.00 feet through a central angle of 06°01'38" chord: North 86°35'35" East 19.98 feet; thence South 27°41'09" East 73.56 feet to the East line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence South 28°26'09" East 10.47 feet; thence along the arc of a curve to the right 59.07 feet with a radius of 270.00 feet through a central angle of 12°32'09" chord: South 83°20'20" West 58.96 feet; thence

South 89°36'24" West 73.93 feet to the point of beginning.

**PARCEL 1B:**

A perpetual easement and right of way for the installation, construction, operation, maintenance and repair of a public roadway, along with a perpetual easement and right of way for the associated public utilities over the following:

Beginning at a point on the North line of that real property described at Entry No. 24369:1978 in the official records of Utah County, said point being located South 00°12'11" East along the section line 289.66 feet and East 1519.85 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°12'09" West between the West quarter corner and the Northwest corner of Section 27); thence North 89°33'51" East along said line 84.75 feet; thence South 19°42'25" East 4.55 feet; thence along the arc of a curve to the right 121.71 feet with a radius of 2860.00 feet through a central angle of 02°26'18" chord: South 18°29'16" East 121.70 feet to the South line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence South 89°33'51" West along said line 83.69 feet; thence along the arc of a non-tangent curve to the left 94.07 feet with a radius of 2780.00 feet through a central angle of 01°56'20" chord: North 18°44'15" West 94.07 feet; thence North 19°42'25" West 32.52 feet to the point of beginning.

**PARCEL 1C:**

A perpetual easement and right of way for the installation, construction, operation, maintenance and repair of a public roadway, along with a perpetual easement and right of way for the associated public utilities over the following:

Beginning at a point North 00°12'09" West along the section line 248.60 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°12'09" West along said section line 80.00 feet; thence East 222.95 feet to the East line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence South 28°26'09" East along said line 90.98 feet; thence West 37.01 feet; thence South 225.91 feet; thence along the arc of a curve to the right 21.96 feet with a radius of 162.00 feet through a central angle of 07°46'00" chord: South 03°53'00" West 21.94 feet to the South line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence South 89°47'51" West along said line 73.24 feet; thence North 12°28'49" East 2.77 feet; thence along the arc of a curve to the left 19.60 feet with a radius of 90.00 feet through a central angle of 12°28'49" chord: North 06°14'24" East 19.57 feet; thence North 225.91 feet; thence West 156.98 feet to the point of beginning.