

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
12/31/2020 09:18:28 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
D. R. Horton, Inc., a Delaware corporation
12351 South Gateway Park Place, Suite D-100
Draper, UT 84020



Order No. 216049 - BLS
Tax I.D. No. W-4204 (Portion of)

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

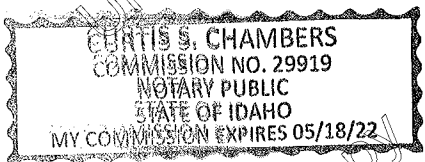
For valuable consideration, the receipt of which is hereby acknowledged **Brennan Family Holdings, LLC, an Idaho limited liability company**, ("Grantor"), of Ketchum, County of Blaine, State of Idaho, hereby **CONVEYS and WARRANTS to D. R. Horton, Inc., a Delaware corporation**, whose address is 12351 South Gateway Park Place, Suite D-100 Draper, County of Salt Lake, State of Utah, 84020, ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Washington 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.

WITNESS the hand(s) of said grantor(s), this 28 day of December, 2020.

Brennan Family Holdings, LLC, an Idaho limited liability company
By: Robert M. Brennan
Robert M. Brennan, Managing Member

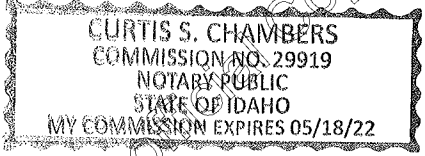
STATE OF ID)
COUNTY OF BLAINE) :ss.

On the 28th day of December, 2020, personally appeared before me, Robert M. Brennan, who being by me duly sworn, did say that he/she is the Managing Member of Brennan Family Holdings, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Robert M. Brennan acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires: 5.18.22



Attachment to that certain Special Warranty Deed executed by Brennan Family Holdings, LLC, an Idaho limited liability company grantor(s), to D. R. Horton, Inc., a Delaware corporation grantee(s).

Order No. 216049

Tax I.D. No. W-4204 (Portion of)

EXHIBIT "A"

A parcel of land located in Sections 20, 29 and 30, Township 42 South Range 14 West Salt Lake Base and Meridian and including all of Sectional Lots 13 and 14 of said Section 20; a portion of Section Lots 4, 5 and 7 of said Section 29 and a portion of Sectional Lot 13 and 18 of said Section 30 and being more particularly described as follows:

Beginning at a point located on the South Right of Way Line of the Southern Parkway, said point being located S 0° 59' 03" W along the Section Line a distance of 66.54 feet from the Northwest Corner of Section 29, Township 42 South, Range 14 West Salt Lake Base and Meridian, said point being the true point of beginning and running thence along said South Right of Way Line the following 5 (five) courses N 53° 11' 39" E, a distance of 55.62 feet; thence N 66° 07' 17" E, a distance of 800.88 feet; thence N 83° 50' 29" E, a distance of 828.58 feet; thence N 79° 45' 32" E, a distance of 125.42 feet; thence N 85° 55' 42" E, a distance of 934.59 feet; thence leaving said Right of Way, S 1° 09' 25" W, a distance of 521.32 feet; thence S 88° 43' 50" E, a distance of 1,623.27 feet; thence S 45° 54' 14" W, a distance of 1,684.27 feet; thence N 44° 05' 47" W 393.20 feet; thence N 68° 36' 20" W, a distance 99.93 feet to a point on a 527.50 foot radius Non-tangent curve to the right, the radius point of which bears N 68° 36' 20" W; thence along the arc of said curve, a distance of 193.59 feet and through a central angle of 21° 01' 40"; thence S 42° 25' 20" W, a distance of 149.69 feet; thence N 48° 34' 40" W, a distance of 144.70 feet; thence N 42° 25' 20" E, a distance of 152.22 feet, to a point on a 382.50 foot radius curve to the left, the radius point of which bears N 47° 34' 40" W; thence along the arc of said curve, a distance of 473.23 feet and through a central angle of 70° 53' 13"; thence N 58° 59' 17" E, a distance of 90.07 feet; thence N 31° 00' 43" W, a distance of 34.00 feet; thence S 58° 59' 17" W, a distance of 90.07 feet, to a point on a 382.50 foot radius Non-tangent curve to the left, the radius point of which bears S 56° 26' 27" W; thence along the arc of said curve a distance of 145.15 feet and through a central angle of 21° 44' 35"; thence S 72° 22' 26" W, a distance of 180.40 feet; thence S 42° 34' 20" W, a distance of 394.12 feet; thence S 44° 36' 32" W, a distance of 210.54 feet; thence N 5° 37' 54" W, a distance of 403.69 feet; thence S 84° 22' 06" W, a distance of 150.00 feet; thence S 5° 37' 54" E, a distance of 383.24 feet; thence S 80° 04' 08" W, a distance of 99.71 feet; thence S 28° 33' 13" W, a distance of 148.16 feet; thence S 81° 09' 30" W, a distance of 235.00 feet, to a point on a 50.00 foot radius Non-tangent curve to the right, the radius point of which bears S 81° 09' 30" W; thence along the arc of said curve a distance of 57.02 feet and through a central angle of 65° 20' 42"; thence S 13° 02' 53" E, a distance of 94.29 feet, to a point on a 2,165.00 foot radius Non-tangent curve to the left, the radius point of which bears S 13° 02' 53" E; thence along the arc of said curve a distance of 319.55 feet and through a central angle of 8° 27' 24"; thence N 22° 57' 38" W, a distance of 78.86 feet; thence S 67° 02' 22" W, a distance of 55.00 feet; thence S 22° 57' 38" E, a distance of 78.16 feet, to a point on a 2,165.00 foot radius Non-tangent curve to the left, the radius point of which bears S 22° 57' 38" E; thence along the arc of said curve a distance of 718.97 feet and through a central angle of 19° 01' 38"; thence N 41° 10' 00" W, a distance of 94.44 feet; thence S 46° 48' 26" W, a distance of 55.03 feet; thence S 41° 10' 00" E, a distance of 93.98 feet, to a point on a 2,165.00 foot radius Non-tangent curve to the left, the radius point of which bears S 43° 26' 37" E; thence along the arc of said curve a distance of 464.47 feet and through a central angle of 12° 17' 32"; thence N 51° 45' 33" W, a distance of 86.76 feet; thence S 38° 30' 29" W, a distance of 54.83 feet; thence N 51° 29' 31" W, a distance of 301.47 feet; thence N 48° 37' 37" W, a distance of 411.71 feet, to a point of a 50.00 foot radius curve to the left, the radius point of which bears S 41° 22' 24" W; thence along the arc of said curve a distance of 77.91 feet and through a central angle of 89° 16' 45"; thence N 47° 54' 21" W, a distance of 80.00 feet; thence N 42° 17' 03" E, a distance of 40.05 feet, to a point on a 20.00 foot radius curve to the left, the radius point of which bears N 46° 49' 42" W; thence along the arc of said curve a distance of 31.54 feet and through a central angle of 90° 20' 39"; thence N 47° 10' 26" W, a distance of 140.00 feet; thence N 42° 49' 34" E, a distance of 34.00 feet; thence N 47° 10' 26" W, a distance of 64.38 feet; thence N 42° 49' 34" E, a distance of 272.06 feet; thence N 09° 57' 59" W, a distance of 78.06 feet; thence N 22° 42' 39" W, a distance of 117.41 feet; thence N 41° 21' 21" E, a distance of 476.30 feet; thence N 36° 26' 25" W, a distance of 196.75 feet, to a point on the South Right of Way Line of the Southern Parkway; thence N 53° 11' 39" E, along said South Right of Way Line a distance of 717.30 feet to the true point of beginning.

Quit Claim Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/26/2021 10:50:56 AM Fee \$40.00 By BRENNAN
FAMILY HOLDINGS, LLC

WHEN RECORDED RETURN TO:

D. R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020

QUIT-CLAIM DEED

Brennan Family Holdings, LLC, an Idaho limited liability company, grantor(s) of Sun Valley, County of Blaine, State of Idaho, hereby QUIT-CLAIM(S) to

D. R. Horton, Inc., a Delaware corporation, grantee(s) of Draper, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

See Exhibit "A" attached hereto for the legal description.

Part of Tax Parcel No. W-4204.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 23 of AUG, A. D. 2021.

Brennan Family Holdings, LLC, an Idaho limited liability company

by: Robert M. Brennan
Robert M. Brennan, Managing Member

NOTARY

STATE OF ID)
) ss
County of BLAINE)

On the 23 day of AUG, A.D. 2021, personally appeared before me Robert M. Brennan, who being by me duly sworn, says that he is the Managing Member of Brennan Family Holdings, LLC, an Idaho limited liability company, the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the limited liability company.

[Signature]
Notary Public

My Commission Expires: 5.18.22
Notary Public residing at: HAILEY, ID

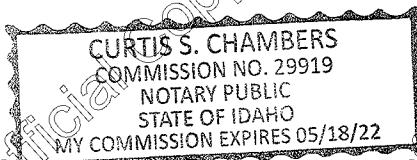


Exhibit "A" - Legal Description**FIRST TAKEDOWN ADDITION PARCEL**

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTION LOTS 5 AND 7 OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°51'08"E ALONG THE SECTION LINE A DISTANCE OF 968.23 FEET AND S01°08'52"W 1252.08 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4206 MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED, DOCUMENT NO. 20200076291, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THE FOLLOWING TEN (10) COURSES: (1) S22°57'38"E 78.86 FEET (2) TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S21°30'17"E; THENCE ALONG THE ARC OF SAID CURVE 319.55 FEET THROUGH A CENTRAL ANGLE OF 8°27'24"; (3) THENCE N13°02'53"W 94.29 FEET (4) TO A POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N33°29'48"W; THENCE ALONG THE ARC OF SAID CURVE 57.02 FEET THROUGH A CENTRAL ANGLE OF 65°20'42"; (5) THENCE N81°09'30"E 235.00 FEET; (6) THENCE N28°33'13"E 148.16 FEET; (7) THENCE N80°04'08"E 99.71 FEET; (8) THENCE N5°37'54"W 383.24 FEET; (9) THENCE N84°22'06"E 149.81 FEET; (10) THENCE S5°37'54"E 403.64 FEET; THENCE S44°36'32"W 223.68 FEET; THENCE S44°43'02"W 405.07 FEET; THENCE S44°39'51"W 395.42 FEET; THENCE S44°31'55"W 73.47 FEET; THENCE N45°28'04"W 125.77 FEET; THENCE N24°39'39"W 155.00 FEET TO A POINT OF A 2065.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S24°39'39"E; THENCE ALONG THE ARC OF SAID CURVE 41.48 FEET THROUGH A CENTRAL ANGLE OF 01°09'04"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.22 FEET THROUGH A CENTRAL ANGLE OF 89°26'19"; THENCE N22°57'38"W 158.24 FEET; THENCE N67°02'22"E 55.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 285,826 SQ FT OR 6.56 ACRES MORE LESS