

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)

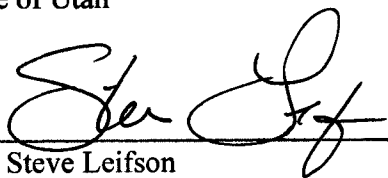
Tax Id No.: 27-037-0079, 27-037-0078, 27-037-0110 and 27-037-0025

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 26th, 2021

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing document was duly acknowledged before me this 26th day of August, 2021, by Steve Leifson in such person's capacity as the Mayor of Spanish Fork City, a municipal corporation of the State of Utah.



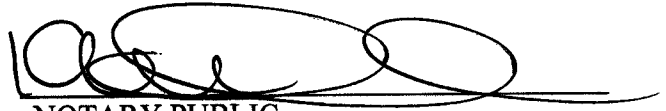

NOTARY PUBLIC

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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Attn: Jonathan S. Thornley

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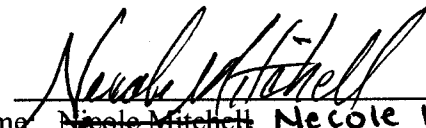
Tax Id No.: 27-037-0115

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Mitchell Development, L.C., 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.

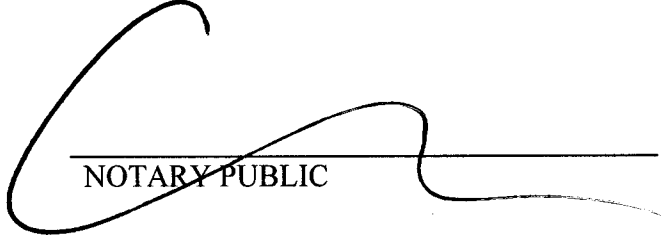
GRANTOR:

Mitchell Development, L.C., a Utah limited
liability company

By: 
Name: ~~Nicole Mitchell~~ **Nicole Mitchell**
Title: Member
Date of Execution: August 2, 2022

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

^{ED} ~~Nicole~~ The foregoing document was duly acknowledged before me this 2 day of August, 2022, by ~~Nicole~~ Mitchell in such person's capacity as the Member of Mitchell Development, L.C., a Utah limited liability company.



NOTARY PUBLIC

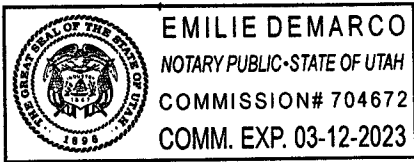


Exhibit A
to the Special Warranty Deed

Legal Description of the Property

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

A portion of Utah County Parcel No. 27-037-0115 being described by survey as follows:

A portion of the Southwest Quarter and the Northwest 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 the West Quarter Corner of Section 27, T8S, R3E, S.L.B.&M.; thence N0°12'09"W along the section line 395.47 feet; thence S28°14'00"E 448.03 feet to a point on the South line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence S89°47'51"W along said line 210.55 feet to the point of beginning.