

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS  
To:

D.R. Horton, Inc.  
12351 S. Gateway Park Place, Suite D-100  
Draper, UT 84020  
Attention: Jonathan S. Thornley

Tax Parcel No. 58-036-0109, 58-036-0052, 58-036-0051 and 13-029-0020

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, David L. Smith, Alan J. Smith, John E. Smith and Lynn S. Oliver (referred to herein as "**Grantors**"), hereby convey and warrant to D.R. HORTON, INC., a Delaware corporation, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, Utah 84020 ("**Grantee**"), against all claiming by, through or under Grantor, 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 easements and other matters appearing of record with respect to the Property.

Dated this 30<sup>th</sup> day of May, 2019.



DAVID L. SMITH

Date of Execution: May 30, 2019



ALAN J. SMITH

Date of Execution: May 30, 2019

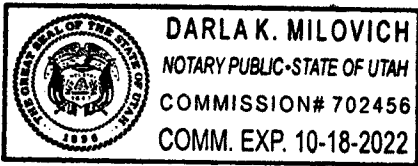
John E. Smith  
JOHN E. SMITH  
Date of Execution: May 30, 2019

Lynn S Oliver  
LYNN S. OLIVER  
Date of Execution: May 30, 2019

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

The foregoing document was duly acknowledged before me this 30<sup>th</sup> day of May, 2019, by David L. Smith.

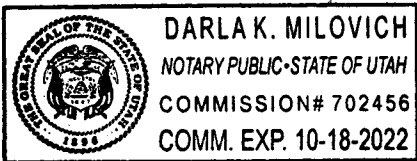
[Signature]  
NOTARY PUBLIC



STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

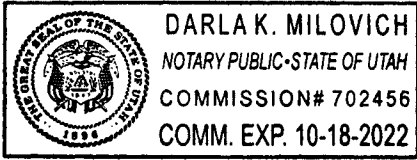
The foregoing document was duly acknowledged before me this 30<sup>th</sup> day of May, 2019, by Alan J. Smith.

[Signature]  
NOTARY PUBLIC



STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

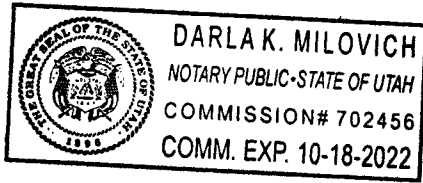
The foregoing document was duly acknowledged before me this 30<sup>th</sup> day of May, 2019, by John E. Smith.



[Signature]  
NOTARY PUBLIC

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

The foregoing document was duly acknowledged before me this 30<sup>th</sup> day of May, 2019, by Lynn S. Oliver.



[Signature]  
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 1:**

A portion of the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, as surveyed and more particularly described as follows:

Beginning at a point located South 89°49'47" West along the quarter section line 1,196.85 feet and North 22.26 feet from the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 83°10'42" West 17.24 feet along the extension of and the North line of that real property described in Deed Entry No. 167823:2006; thence continuing along said North line South 89°49'09" West 580.79 feet to an existing fence line; thence North 00°05'00" West 1,007.28 feet to the South line of that real property described in Deed Entry No. 117221:2013; thence North 89°45'14" East along said real property and an existing fence line 466.10 feet; thence North 00°08'00" East along a fence line 244.29 feet to a fence corner; thence South 89°18'32" East along an existing fence line and the South line of that fence line agreement described in Deed Entry No. 36827:1992, 129.99 feet to a fence corner; thence South 00°07'30" East along a fence line 1,248.12 feet to the point of beginning.

**PARCEL 2:**

A portion of the Northeast quarter of Section 24, Township 5 South, Range 1 West, and the Northwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, as surveyed and more particularly described as follows:

Beginning at the Northeast corner of that real property described in Deed Entry No. 85173:2018, said point being located South 00°08'33" East along the section line 773.07 feet and East 239.69 feet from the Northeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°40'27" West 387.31 feet; thence South 89°34'33" East 7.43 feet; thence South 00°45'27" West 446.88 feet; thence North 89°57'00" East 7.43 feet; thence South 58.55 feet to the South line of that real property described in Deed Entry No. 85173:2018; thence North 89°40'00" West along said real property 1,348.36 feet to the East line of that real property described in Deed Entry No. 109533:2015; thence along said real property the following two (2) courses: North 00°00'05" West 51.97 feet; thence North 89°50'05" West 222.18 feet to an existing fence line; thence North 00°08'11" West along said fence line 1,095.70 feet to a fence corner and the North line of that

real property described in Deed Entry No. 85173:2018; thence along said real property and an existing fence line the following three (3) courses: South 89°25'33" East 863.78 feet; thence South 02°20'27" West 248.43 feet; thence South 89°28'33" East 715.17 feet to the point of beginning.

Tax Id No.: 58-036-0109, 58-036-0052, 58-036-0051 and  
13-029-0020



**EXHIBIT A  
TO  
QUITCLAIM DEED**

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

**LEGAL DESCRIPTION  
PREPARED FOR  
DR HORTON  
Job No. 17-0110  
(July 9, 2019)**

***ALTA AS-SURVEYED DESCRIPTION OF SLR PROPERTY***

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17913:1958 LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 163124:2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°07'43"W ALONG THE QUARTER SECTION LINE 21.28 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°07'43"W ALONG THE QUARTER SECTION LINE AND AN EXISTING FENCE LINE 1724.32 FEET; THENCE CONTINUING ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: N0°03'19"W 78.67 FEET; THENCE N89°42'00"E 332.11 FEET; THENCE S0°22'00"E 798.30 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221.2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N89°45'14"E ALONG SAID SOUTH LINE AND IT'S EXTENSION 529.42 FEET TO AN EXISTING FENCE CORNER; THENCE S0°05'00"E ALONG AN EXISTING FENCE LINE 1008.89 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 167823:2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: N89°46'30"W 44.62 FEET; THENCE N89°43'48"W 256.26 FEET; THENCE S89°41'22"W 239.13 FEET; THENCE S89°56'36"W 278.42 FEET; THENCE N89°32'36"W 44.87 FEET; THENCE WEST 0.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±26.10 ACRES



ENT 54950:2023 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
 2023 Aug 22 10:43 AM FEE 0.00 BY MG  
 RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED MAIL TO AND  
 MAIL TAX STATEMENTS TO:  
 D. R. Horton, Inc.  
 12351 S. Gateway Park Place, D-100  
 Draper, Utah 84020  
 Attn: Rob Hartshorn


Tax Parcel Numbers: \_\_\_\_\_  
 (Space Above for Recorder's Use)

**QUITCLAIM DEED**

For valuable consideration, the receipt of which is acknowledged, City of Saratoga Springs, a Utah municipal corporation, ("**Grantor**"), hereby quitclaims to D. R. Horton, Inc., a Delaware corporation, whose address is 12351 S. Gateway Park Place, D-100, Draper Utah 84020 ("**Grantee**") that certain real property ("**Property**") located in Saratoga Springs, Utah County, Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein, subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

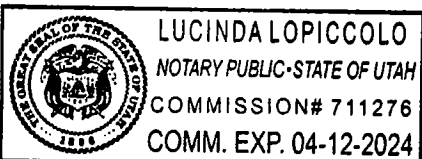
**GRANTOR:**

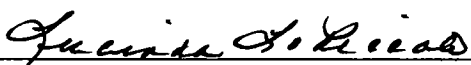
City of Saratoga Springs,  
 a Utah municipal corporation

By:   
 Name: MARK J. CHRISTENSEN  
 Title: CITY MANAGER  
 Date of Execution: 8-21, 2023

STATE OF UTAH                    )  
   : ss.  
 COUNTY OF Utah                )

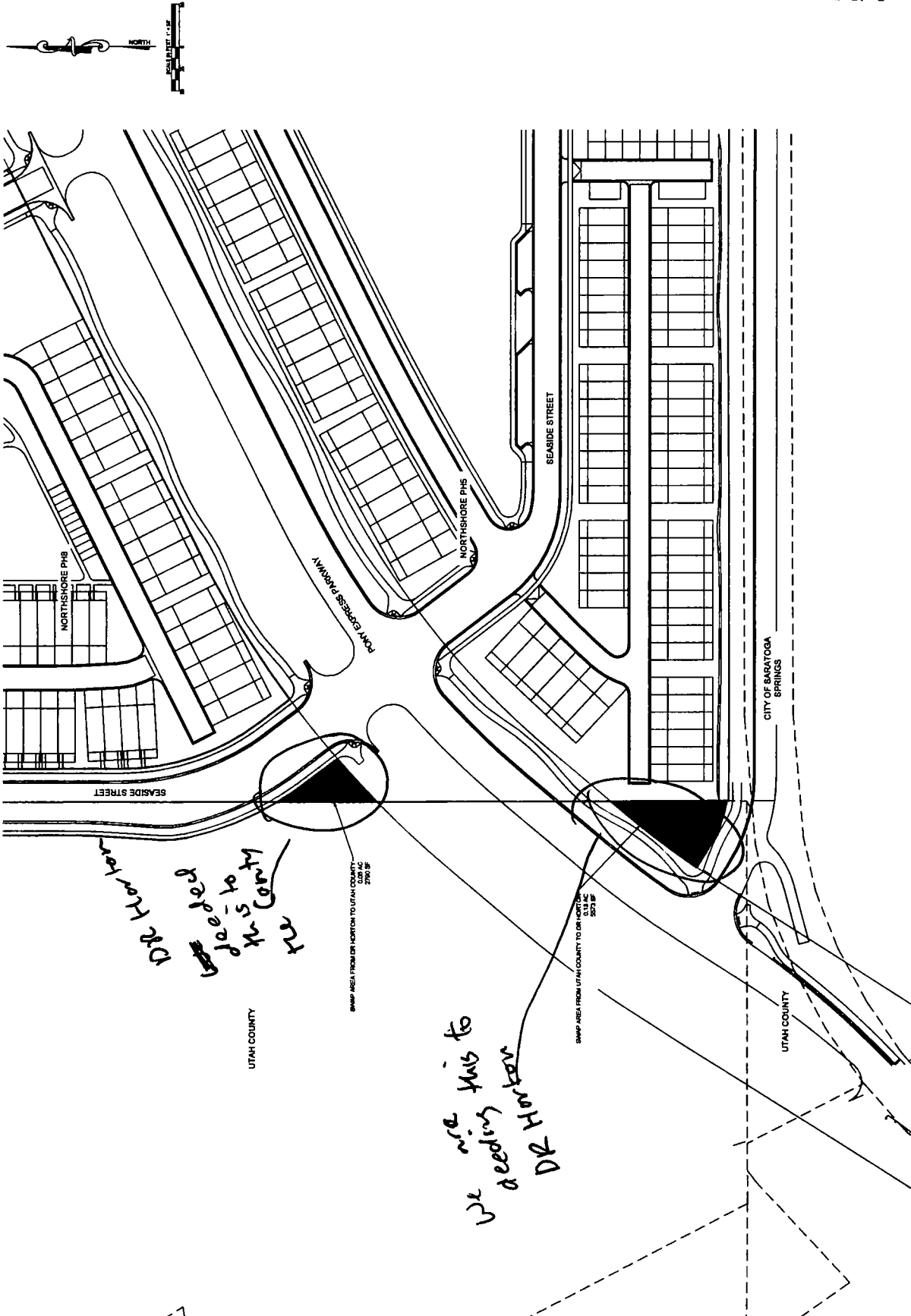
The foregoing instrument was acknowledged before me this 21 day of August, 2023, by MARK J. CHRISTENSEN in such person's capacity as the CITY MANAGER of City of Saratoga Springs, a Utah municipal corporation.



  
 NOTARY PUBLIC







*Dr Horton  
 people  
 to  
 the  
 Mr County*

*We are this to  
 deciding  
 Dr Horton*

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