

Entry #: 521569

09/22/2020 03:36 PM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

WHEN RECORDED MAIL TO:

Matt Scott

Richmond American Homes of Utah

849 W. Levoy Drive, Ste 200

Salt Lake City, UT 84123

File No.: 121405-DMP

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

05-034-0-0092, 05-035-0-0024, 05-034-0-0073, 05-034-0-0086 and 05-034-0-0074

Exhibit "A"**Legal Description****Parcel 1 (Phase 6)**

A portion of the SE1/4 of Section 17 and the SW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of WILD HORSE RANCH PHASE 1, according to the Official Plat thereof in the Office of the Tooele County Recorder, located S89°42'06"W along the Section line 2,269.90 feet and South 2,986.71 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.&M.; thence along said plat the following 6 (six) courses and distances: S26°56'08"E 81.69 feet; thence along the arc of a curve to the right with a radius of 17.00 feet a distance of 26.70 feet through a central angle of 90°00'00" Chord: S18°03'52"W 24.04 feet; thence S26°56'08"E 60.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 17.00 feet (radius bears: S26°56'07"E) a distance of 26.70 feet through a central angle of 90°00'00" Chord: S71°56'08"E 24.04 feet; thence S26°56'08"E 152.03 feet; thence along the arc of a curve to the right with a radius of 17.00 feet a distance of 26.71 feet through a central angle of 90°00'12" Chord: S18°03'08"W 24.04 feet; to a point of reverse curvature and the Northerly Right-of-Way line of State Road 138; thence along said right-of-way and along the arc of a curve to the left having a radius of 11,540.21 feet a distance of 655.68 feet through a central angle of 03°15'19" Chord: S61°25'35"W 655.59 feet; thence S59°47'37"W along said right-of-way 345.51 feet to a fence corner; thence N30°06'40"W along said fence 325.73 feet; thence N59°47'37"E 159.83 feet; thence N30°12'23"W 20.00 feet; thence N59°58'22"E 80.00 feet; thence N72°02'10"E 150.12 feet; thence N60°28'27"E 367.99 feet; thence N51°40'47"E 146.68 feet; thence N62°04'40"E 137.33 feet to the point of beginning.

and

Parcel 2 (Phase 7)

A portion of the SE1/4 of Section 17 and the SW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point located S89°42'06"W along the Section line (Basis of Bearing) 2,408.93 feet and South 2,711.49 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.& M.; thence Southeasterly along the arc of a 315.00 feet radius non-tangent curve to the left (radius bears: N65°58'02"E) 15.96 feet through a central angle of 02°54'10" Chord: S25°29'03"E 15.96 feet to a point on the Northerly extension of the Westerly line of WILD HORSE RANCH PHASE 4, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S26°56'08"E along said extension and plat thereof 113.43 feet; thence along said plat the following 4 (four) courses: 1) along the arc of a curve to the right with a radius of 17.00 feet a distance of 26.70 feet through a central angle of 90°00'00" Chord: S18°03'52"W 24.04 feet; 2) S26°56'08"E



60.00 feet; 3) thence Easterly along the arc of a non-tangent curve to the right having a radius of 17.00 feet (radius bears: S26°56'08"E) a distance of 26.70 feet through a central angle of 90°00'00" Chord: S71°56'08"E 24.04 feet; 4) thence S26°56'08"E 84.31 feet a portion of the previous call also being along the Westerly line of WILD HORSE RANCH PHASE 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°04'40"W 137.33 feet; thence S51°40'47"W 146.68 feet; thence S60°28'27"W 367.99 feet; thence S72°02'10"W 150.12 feet; thence S59°58'22"W 80.00 feet; thence S30°12'23"E 20.00 feet; thence S59°47'37"W 159.83 feet to a fence line; thence N30°06'40"W along said fence 313.37 feet; thence N59°47'37"E 159.31 feet; thence S30°12'23"E 58.50 feet; thence N59°47'37"E 363.98 feet; thence N61°25'56"E 265.68 feet; thence N27°50'59"W 73.74 feet; thence N63°03'52"E 262.90 feet to the point of beginning.

and

Parcel 3 (collector road)

A portion of the Northwest Quarter & the Southwest Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at the northwest corner of Lot 401, Phase 4, WILD HORSE RANCH Subdivision, on file in the Office of the Tooele County Recorder as Entry No. 474287, said point located N89°42'06"E along the Section line 323.13 feet and South 2,729.85 feet from the Northwest Corner of Section 16, T2S, R4W, S.L.B. & M.; thence along the northerly line of said Phase 4, WILD HORSE RANCH Subdivision and Castle Rock Drive, S63°03'52"W 80.00 feet to a northwest corner of said Phase 4; thence along the proposed right of way line of Castle Rock Road Dedication the following fourteen (14) courses: (1) N26°56'24"W 44.50 feet; thence (2) along the arc of a curve to the right having a radius of 315.02 feet a distance of 196.96 feet through a central angle of 35°49'24" Chord: N09°01'24"W 193.77 feet; to a point of reverse curvature; thence (3) along the arc of a curve to the left having a radius of 17.00 feet a distance of 21.19 feet through a central angle of 71°25'46" Chord: N26°49'35"W 19.85 feet; thence (4) N09°57'54"E 64.22 feet; thence (5) Easterly along the arc of a non-tangent curve to the left having a radius of 17.00 feet (radius bears: N34°52'01 "E) a distance of 29.44 feet through a central angle of 99°14'28" Chord: N75°14'47"E 25.90 feet to a point of reverse curvature; thence (6) along the arc of a curve to the right having a radius of 315.00 feet a distance of 203.11 feet through a central angle of 36°56'37" Chord: N44°05'52"E 199.61 feet; thence (7) N62°34'10"E 82.67 feet; thence (8) along the arc of a curve to the left with a radius of 237.50 feet a distance of 373.06 feet through a central angle of 90°00'00" Chord: N17°34'10"E 335.88 feet; thence (9) N27°25'50"W 184.50 feet; thence (10) along the arc of a curve to the right with a radius of 240.00 feet a distance of 376.99 feet through a central angle of 90°00'00" Chord: N17°34'10"E 339.41 feet; thence (11) N62°34'10"E 1,336.75 feet; thence (12) along the arc of a curve to the left with a radius of 114.00 feet a distance of 85.09 feet through a central angle of 42°46'01" Chord: N41°11'09"E 83.13 feet; to a point of reverse curvature; thence (13) along the arc of a curve to the right having a radius of 194.00 feet a distance of 147.40 feet through a central angle of 43°31'56" Chord: N41°34'07"E 143.88 feet; thence (14) N63°20'05"E 185.54 feet to the northeast corner of the proposed Castle Rock Road Dedication; thence S26°39'55"E 80.00 feet to the southerly right of way line of the proposed Castle Rock Road Dedication; thence along the proposed right of way line of Castle

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Rock Road Dedication the following seventeen (17) courses: thence (1) Southerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S26°39'55"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S18°20'05"W 21.21 feet; thence (2) S26°39'55"E 59.32 feet; thence (3) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.70 feet through a central angle of 90°32'03" Chord: S71°55'57"E 21.31 feet; thence (4) S62°48'02"W 90.00 feet; thence (5) Northerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: 27°11'58"W) a distance of 23.42 feet through a central angle of 89°27'57" Chord: N18°04'03"E 21.11 feet; thence (6) N26°39'55"W 60.16 feet; thence (7) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N71°39'55"W 21.21 feet; thence (8) S63°20'05"W 95.54 feet; thence (9) along the arc of a curve to the left with a radius of 114.00 feet a distance of 86.61 feet through a central angle of 43°31'56" Chord: S41°34'07"W 84.55 feet; to a point of reverse curvature; thence (10) along the arc of a curve to the right having a radius of 194.00 feet a distance of 144.81 feet through a central angle of 42°46'01" Chord: S41°11'09"W 141.47 feet; thence (11) S62°34'10"W 1,336.75 feet; thence (12) along the arc of a curve to the left with a radius of 160.00 feet a distance of 251.33 feet through a central angle of 90°00'00" Chord: S17°34'10"W 226.27 feet; thence (13) S27°25'50"E 184.50 feet; thence (14) along the arc of a curve to the right with a radius of 317.50 feet a distance of 498.73 feet through a central angle of 90°00'00" Chord: S 17°34'10"W 449.01 feet; thence (15) S62°34'10"W 82.67 feet; thence (16) along the arc of a curve to the left with a radius of 235.00 feet a distance of 367.11 feet through a central angle of 89°30'18" Chord: S17°49'01"W 330.90 feet; thence (17) S26°56'24"E 44.50 feet to the point of beginning.



Exhibit "B"

Permitted Exceptions

Taxes for the year 2020, a lien, not yet due and payable.

The herein described property is located within the boundaries of Tooele County, Stansbury Park Improvement District, Tooele Valley Mosquito Abatement District, North Tooele Fire Protection Service District, Tooele County Transportation Special Service District, and is subject to any and all charges and assessments levied thereunder.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

Claim, right, title or interest to water or water rights.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded March 24, 1930, as Entry No. 187575, in Book C of Miscellaneous, at Page 372.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded April 17, 1930, as Entry No. 187699, in Book C of Miscellaneous, at Page 382.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded June 12, 1930, as Entry No. 188080, in Book C of Miscellaneous, at Page 390.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded July 22, 1930, as Entry No. 188498, in Book C of Miscellaneous, at Page 444.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded October 6, 1942, as Entry No. 215730, in Book E of Miscellaneous, at Page 333.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded November 2, 1942, as Entry No. 215829, in Book E of Miscellaneous, at Page 354.

Sewer Line Cost Allocation Agreement for Wild Horse Ranch by and between Stansbury Park Improvement District, a political subdivision of the State of Utah and Penelope Rose, LLC, a Utah limited liability company, dated March 28, 2017 and recorded March 30, 2017 as Entry No. 446233.

Grant of Underground Utility Easement in favor of Stansbury Park Improvement District, a body politic of the State of Utah by instrument dated March 29, 2017 and recorded March 30, 2017, as Entry No. 446234.

Easement in favor of American Telephone and Telegraph Company of Wyoming

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By instrument recorded February 25, 1930, as Entry No. 187465, in Book C of Miscellaneous, at Page 359.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded August 26, 1930, as Entry No. 188767, in Book C of Miscellaneous, at Page 448.

Easement in favor of Utah Power and Light Company, recorded March 15, 1938, as Entry No. 208631, in Book D of Miscellaneous, at Page 585.

Easement in favor of American Telephone and Telegraph Company of Wyoming by instrument recorded December 15, 1942, as Entry No. 215995, in Book E of Miscellaneous, at Page 374.

Grant of Easements in favor of Stansbury Park Improvement District, a body corporate and politic of the County of Tooele by instrument recorded February 3, 1983, as Entry No. 354713, in Book 207, at Page 960.

Right of Way Easement in favor of PacifiCorp, an Oregon corporation by instrument dated April 29, 2002 and recorded June 15, 2002, as Entry No. 184294, in Book 765, at Page 480.

Easement in favor of Public Utilities for an easement and right-of-way and incidental purposes, by instrument dated April 27, 2009 and recorded April 27, 2009, as Entry No. 324877.

Right-of-Way and Easement in favor of UNEV Pipeline, LLC, a Delaware limited liability company by instrument dated April 4, 2009 and recorded June 10, 2009, as Entry No. 327362.

Right-of-Way and Easement in favor of UNEV Pipeline, LLC, a Delaware limited liability company by instrument recorded July 31, 2009, as Entry No. 330135.

Grant of Easement in favor of Stansbury Park Improvement District, a political subdivision of Tooele County by instrument recorded November 15, 2011, as Entry No. 362639.

Reach #10 Storm Drain Easement Temporary in favor of the State of Utah, and its successors-in-interest and assigns by instrument dated April 21, 2016 and recorded April 22, 2016, as Entry No. 427778.

Porter Way Park Stream Discharge and Drainage Easement Temporary in favor of Stansbury Park Improvement District, a body politic of the State of Utah, and its successors-in-interest and assigns by instrument dated April 12, 2016 and recorded April 22, 2016, as Entry No. 427783.

Resolution No. 16-2 Annexing Wild Horse Ranch, a Subdivision in Tooele County, Utah, Into the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area, recorded April 28, 2016 as Entry No. 428094.

Sewer Line Cost Allocation Agreement for Wild Horse Ranch by and between Stansbury Park



Improvement District, a political subdivision of the State of Utah and Penelope Rose, LLC, a Utah limited liability company, dated March 28, 2017 and recorded March 30, 2017 as Entry No. 446233.

Agreement for Delivery and Management of Storm Drainage Water and Grant of Easement for Control Structures by and between Stansbury Park Improvement District, a political subdivision of the State of Utah and C & J Warr Family Properties, L.C., a Utah limited liability company, dated February 3, 2016 and recorded March 5, 2019 as Entry No. 482033

Grant of Perpetual Underground Utility Easement in favor of Stansbury Park Improvement District, a body politic of the State of Utah, and its successors-in-interest and assigns recorded June 9, 2020 as Entry No. 512314.

Subject to the following matters disclosed on that certain survey prepared by Focus Engineering and Surveying, LLC, having been certified under the date of August 5, 2020, as Job No. 18-378, by Evan J. Wood, a Professional Land Surveyor holding License No. 183395:

- a. Existing utilities, including but not limited to storm drain lines, land drain lines and water lines located on and across the property without dedicated easements and any prescriptive easement rights associated with the same.
- b. Existing fences not located on boundary line.

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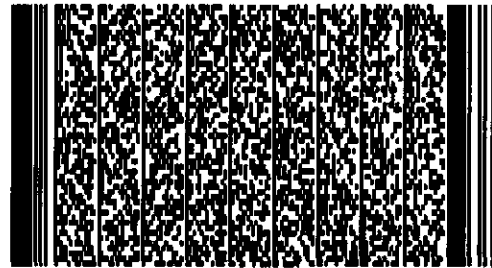
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E-Signature Summary

E-Signature 1: Micah W Peters (MWP)
 September 22, 2020 10:03:27 -8:00 [3ACC2E34A6C0] [72.194.13.41]
 micah@clearwaterhomesutah.com (Principal) (Personally Known)

E-Signature Notary: Darla Milovich (DKM)
 September 22, 2020 10:03:27 -8:00 [51F51993A5A7] [69.27.10.6]
 darla@cottonwoodtitle.com
 I, Darla Milovich, did witness the participants named above electronically sign this document.



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