

E 159772 B 387 P 1285  
Date 18-Jan-2022 03:46PM  
Fee: \$40.00 ACH  
Filed By: BDN  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MERIDIAN TITLE COMPANY  
Recorded Electronically by Simplifile

TAX ID NO: 00-0077-9331  
00-0088-9644

When recorded, return to:  
Richmond American Homes - Utah  
849 W. LeVoy Dr. Ste. 220  
Salt Lake City, UT 84123  
Attn: Matt Scott  
Land Acquisition Manager  
MTC 30504

(Space above this line for Recorder's use)

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, Good Things to Come, LLC, a Utah limited liability company ("Grantor"), conveys to Richmond American Homes of Utah, Inc., a Colorado corporation ("Grantee"), the following described real property situated in Morgan County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

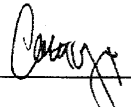
Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

This conveyance is made in anticipation of future land use approvals for the Property, does not confer any land use approvals and has not been approved by the applicable land use authority.

Dated this 14 day of January 2022.

GRANTOR:

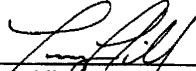
Good Things to Come, LLC, a Utah limited liability company

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

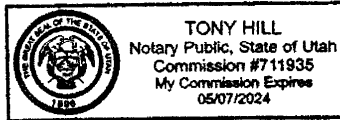
Its: COLIN WRIGHT, MANAGER \_\_\_\_\_

STATE OF UTAH )  
 )  
County of DAVIS ) ss.

The foregoing instrument was acknowledged before me this 14 day of January, 2022,  
by COLIN WRIGHT as MANAGER for  
Good Things to Come, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public

My commission expires:  
05/07/2024



## Exhibit "A"

Legal Description  
(attached to Special Warranty Deed)

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.38 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.73 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

- 1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");
- 2) South 04°15'30" East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

- 1) thence North 89°47'45" West 87.99 feet;
- 2) thence South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:

- 1) West 389.73 feet;
- 2) South 00°09'40" East 120.00 feet;

thence South 89°43'47" West 127.73 feet;

thence South 00°16'13" East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°43'47" East and the long chord bears South 38°58'36" East 18.76 feet with a central angle of 77°24'45") to the northerly right-of-way line of Old Highway Road;

thence along said northerly right-of-way the following two (2) courses and distances:

- 1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South 04°14'46" East and the long chord bears South 83°29'03" West 69.09 feet with a central angle of 04°32'24");
- 2) South 82°40'32" West 16.33 feet;

thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 07°19'28" West and the long chord bears North 41°12'07" East 19.87 feet with a central angle of 82°56'50");

thence North 00°16'13" West 411.86 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'14" West and the long chord bears North 45°12'13" West 21.18 feet with a central angle of 89°49'45");

thence South 89°53'27" West 407.29 feet;

thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°06'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'34");

thence North 70°39'00" West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'23");

thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South 62°32'13" East

and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07")  
 thence South 07°34'20" East 7.48 feet;  
 thence South 10°38'46" East 46.62 feet;  
 thence South 07°34'20" East 191.84 feet;  
 thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 82°24'56" East and the long chord bears South 52°37'47" East 21.23 feet with a central angle of 90°05'27") to the northerly right-of-way line of Old Highway Road;  
 thence South 82°40'32" West 89.50 feet along said northerly right-of-way line;  
 thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36");  
 thence North 07°34'20" West 185.87 feet;  
 thence North 05°08'53" West 35.47 feet;  
 thence North 07°34'20" West 12.67 feet;  
 thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44");  
 thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15'54" West and the long chord bears North 27°52'14" East 9.33 feet with a central angle of 00°16'16")  
 thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 60°55'14" West and the long chord bears North 48°46'45" West 18.54 feet with a central angle of 39°23'58");  
 thence North 21°31'37" East 38.00 feet;  
 thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 02°07'57");  
 thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38");  
 thence North 25°48'38" East 15.49 feet;  
 thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");  
 thence North 13°17'54" East 83.57 feet;  
 thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19");  
 thence North 06°44'28" West 195.97 feet;  
 thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.

1. The subject property is tax exempt for the year 2021. Property I.D. No. 00-0058-9646, Serial #: 03-005-044-02-1-NA. (Includes other property)
2. The subject property is tax exempt for the year 2021. Property I.D. No. 00-0077-7331, Serial #: 03-005-044-02-1-3NA. (Includes other property)
3. The subject property lies within the boundaries of Morgan County, Weber Basin Water Conservancy District, Mountain Green Sewer Improvement District, Mountain Green Fire Protection District and is subject to any and all charges and assessments thereof. (None currently due or payable)
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Reservations and Exceptions as set forth in Deed from the Union Pacific Railroad Company; Recorded: June 17, 1895 in Book F at Page 462 of Official Records.
6. Reservations and Exceptions as set forth in Patents from the United States of America recorded May 10, 1897, in Book F and Page 576, and recorded January 19, 1959, in Book R, Page 234 and December 3, 1892, in Book F, Page 274 of Official Records.
7. An Ordinance No. CO-19-04 amending the Morgan County official zoning map, from the A-20 Zone to the Town Center Zone;. Recorded: March 12, 2020 as Entry No. 150555 in Book 359 at Page 169 of Official Records.
8. Terms, conditions and provisions contained within Development Agreement by and between Morgan County and Staker & Parson Companies, a Utah Corporation; Recorded: November 10, 2020 as Entry No. 153927 in Book 369 at Page 1685 of Official Records.
9. Terms, conditions and provisions contained within Utilities and Access Easement Agreement; Recorded: June 30, 2021 as Entry No. 157456 in Book 379 at Page 1830 of Official Records.
10. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.  
(This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights).
11. Any rights, interest, or claims which may exist or arise by reason of the fact(s) referenced on a survey plat designated Job No. 9100, titled "Roam Phase 1", dated January 5, 2022, prepared by Ensign.
12. Declaration of Payment in Lieu of Taxes; Recorded: September 15, 2021 as Entry No. 158372 in Book 382 at Page 1078 of Official Records.
13. Notice of Public Infrastructure District; Recorded: September 30, 2021 as Entry No. 158537 in Book 383 at Page 261 of Official Records.
14. Notice of Public Infrastructure District; Recorded: September 30, 2021 as Entry No. 158538 in Book 383 at Page 267 of Official Records.

15. The matters contained in a document captioned Covenants, Conditions and Restrictions (deleting therefrom any restrictions based on race, color or creed).  
Recorded: Jan. 18, 2022 as Entry No. 159757 in Book 387 at Page 113 of Official Records.

The terms, covenants and conditions of that certain Partial Assignment of Declarant's Rights;  
Assignor: CW Roam, LLC, a Utah limited liability company  
Assignee: Richmond American Homes of Utah, Inc., a Colorado corporation  
Recorded: Jan. 18, 2022 as Entry No. 159764 in Book 387 at Page 125 of Official Records.

A Notice of Reinvestment Fee Covenant;  
Claimant: Roam Owners Association, Inc.  
Recorded: Jan. 18, 2022 as Entry No. 159765 in Book 387 at Page 126 of Official Records.