

CTIA#146554-WHP

When recorded, return to:  
Richmond American Homes of Utah, Inc.  
849 W. Leroy Dr., No. 220  
Salt Lake City, UT 84123  
Attn: Matthew Scott

13951474 B: 11338 P: 6228 Total Pages: 5  
05/12/2022 04:42 PM By: dhummel Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

(Space above this line for Recorder's use)

**SPECIAL WARRANTY DEED**

Tax ID#52626-326-004  
2626-326-006, 26-26-326-008,  
26-26-326-009, 26-26-326-010,  
26-26-404-001, 26-26-404-002 +  
26-26-404-003

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, Olympia Ranch, LLC, a Utah limited liability company, who acquired title as OLYMPIA RANCH, L.L.C., 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 Salt Lake 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").

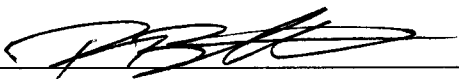
Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

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 12th day of May, 2022.

GRANTOR:

Olympia Ranch, LLC, a Utah limited liability company,  
who acquired title as Olympia Ranch, L.L.C.,  
a Utah limited liability company


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

Its: Manager

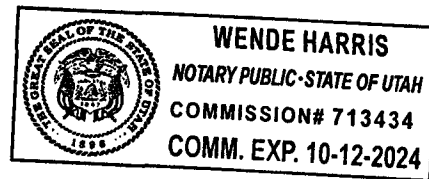
STATE OF UTAH                    )  
  )  
County of Salt Lake            )

  ss.

The foregoing instrument was acknowledged before me this 12th day of May, 2022, by Ryan Button, Manager of Olympia Ranch, LLC, a Utah limited liability company, who acquired title as Olympia Ranch, L.L.C., and acknowledged that he executed the foregoing documents by authority.

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

My commission expires:  
10-12-2024



**Exhibit "A"**

**Legal Description**  
(attached to Special Warranty Deed)

**PARCEL 1:**

A parcel of land situate in the Southwest and Southeast Quarters of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 256.63 feet along the section line and South 2,914.66 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°08'37" West 636.87 feet along said Westerly Right-of-Way Line; thence North 89°51'23" West 110.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°08'37" East and the chord bears North 44°51'23" West 21.21 feet with a central angle of 90°00'00"); thence North 89°51'23" West 53.00 feet; thence South 00°08'37" West 15.00 feet; thence North 89°51'23" West 240.00 feet; thence South 00°08'37" West 321.28 feet; thence North 89°51'23" West 53.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°51'23" West and the chord bears South 45°08'37" West 21.21 feet with a central angle of 90°00'00"); thence North 89°51'23" West 105.00 feet; thence North 00°08'37" East 653.22 feet; thence Easterly 147.59 feet along the arc of a 680.00 foot radius curve to the left (center bears North 08°13'09" West and the chord bears North 75°33'47" East 147.30 feet with a central angle of 12°26'08"); thence North 69°20'43" East 136.09 feet; thence North 62°29'14" East 67.56 feet; thence North 37°28'42" West 141.98 feet; thence Northeasterly 93.20 feet along the arc of a 560.00 foot radius curve to the left (center bears North 37°28'42" West and the chord bears North 47°45'14" East 93.09 feet with a central angle of 09°32'08"); thence Northeasterly 180.40 feet along the arc of a 220.00 foot radius curve to the right (center bears South 47°00'50" East and the chord bears North 66°28'39" East 175.39 feet with a central angle of 46°58'56"); thence North 89°58'07" East 58.34 feet; thence South 54°36'40" East 73.86 feet to the point of beginning. (aka proposed Teton Ranch Phase 2A)

**PARCEL 2:**

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 628.16 feet along the section line and South 3,226.20 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°08'37" West 712.64 feet; thence South 89°51'23" East 52.08 feet; thence South 00°08'37" West 139.52 feet to the Northerly Right-of-Way Line of Herriman Boulevard; thence South 89°56'19" West 399.80 feet along said Northerly Right-of-Way Line; thence North 00°08'37" East 193.96 feet; thence South 89°51'23" East 54.72 feet; thence North 00°08'37" East 657.62 feet; thence North 89°44'58" East 293.01 feet to the point of beginning. (aka proposed Teton Ranch Phase 2B)

## Exhibit "B"

### Permitted Exceptions

1. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel Nos. 26-26-326-004, 26-26-326-006, 26-26-326-008, 26-26-326-009 (affects this and other land), 26-26-326-010 (affects this and other land), 26-26-404-001, 26-26-404-002 and 26-26-404-003. Taxes for the year 2021 have been paid with other land

2. The herein described Land is located within the boundaries of Herriman City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, Unified Fire Services, Herriman City Safety Enforcement Area, and is subject to any and all charges and assessments levied thereunder.

3. 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 June be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

5. Mineral Deed in favor of Ronald G. Wilcox, recorded July 9, 1963 as Entry No. 1931404 in Book 2072 at Page 75 and Mineral Deed in favor of The Superior Oil Company, a California corporation, recorded July 9, 1963 as Entry No. 1931405 in Book 2072 at Page 77.

Assignment of Bill of Sale in favor of XTO Energy Inc., a Delaware corporation, recorded October 2, 2018 as Entry No. 12860388 in Book 10718 at Page 2977.

6. Master Development Agreement for Teton Ranch recorded March 1, 2018 as Entry No. 12726209 in Book 10651 at Page 9001.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Teton Ranch recorded June 4, 2021 as Entry No. 13683022 in Book 11185 at Page 9141, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

8. Sewer and Storm Line Construction Easement Agreement (Teton Ranch Subdivision) by and between Olympia Ranch, LLC, a Utah limited liability company and Richmond American Homes of Utah, Inc., a Colorado corporation, dated June 4, 2021 and recorded June 4, 2021 as Entry No. 13683153 in Book 11185 at Page 9752.

9. Easements in favor of South Valley Sewer District, a body politic of the State of Utah for perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded June 4, 2021 as Entry No. 13683154 in Book

11185 at Page 9761.

10. Grant of Storm Drain Easement in favor of Herriman City for construction, installation, maintenance, operation, repair, replacement and use of an underground storm drain pipe and related improvements, facilities, and equipment and incidental purposes, by instrument dated June 3, 2021 and recorded June 4, 2021, as Entry No. 13683155, in Book 11185, at Page 9766.

11. First Amendment to Declaration of Covenants, Conditions and Restrictions for Teton Ranch recorded May 12, 2022 as Entry No. 13951452 in Book ~~2072~~ 11338 at Page 5999.