

Return to *Mail Tax Notice to*  
Rocky Mountain Power  
Lisa Louder/Clint Herrera  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

156294-GTB

### SPECIAL WARRANTY DEED

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company of Salt Lake City, Utah (“Grantor”), hereby conveys and warrants against all who claim by, through or under the Grantor to Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation, its successors and assigns (“Grantee”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following property situated in Morgan County, Utah more particularly described on **Exhibit A** (the “Property”), subject to the lien for general taxes and assessments not yet due and payable, all matters that would be disclosed by a proper survey, and all other interest, restrictions or matters enforceable at law or in equity.

Together with the right of access to the Property and switch rack/substation from roads existing on the adjacent lands of Grantor from time to time as reasonably necessary for Grantee to conduct all activities in connection with the purposes for which this Special Warranty Deed has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee’s facilities or impede Grantee’s activities.

Should Grantee voluntarily cease to operate its improvements for a period of twenty-four (24) consecutive months, then in such event this Special Warranty Deed shall terminate and become null and void, and the Property shall revert absolutely to Grantor, and Grantor may unilaterally record notice of such reversion in the official records of Morgan County, Utah. Such termination shall not release Grantee from any liability or obligation hereunder, whether of indemnity or otherwise which may arise or accrue after said date in connection with any exercise of rights herein granted.

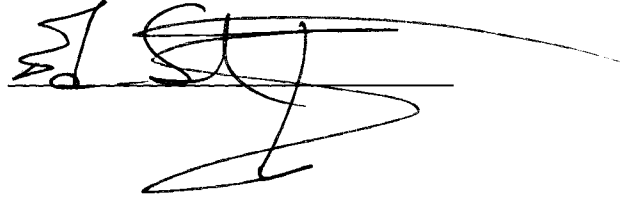
[Signature page follows.]

Witness, the hand of said grantor, this 26<sup>th</sup> day of September, 2022.

GRANTOR:

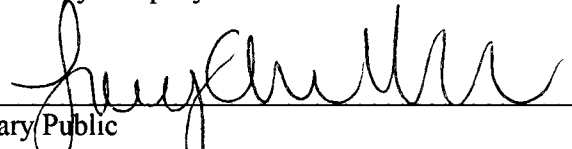
WASATCH PEAKS RANCH, LLC,  
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC,  
its Manager

By: 

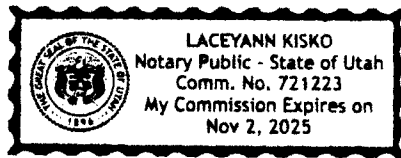
STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on SEPTEMBER 26, 2022, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.

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

Residing at: SALT LAKE CITY, UTAH

My Commission Expires:  
NOV 2, 2025



[Signature Page to Special Warranty Deed]

**EXHIBIT A**

**LEGAL DESCRIPTION**

A parcel of land located and situate in the Northeast Quarter of the Southeast Quarter of Section 35, Township 5 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being 1724.88 feet North 00°05'04" West along the easterly line of said Section 35 and 85.15 feet West of the Southeast Corner of said Section 35 and running thence South 88°40'10" West 20.18 feet; thence South 01°38'41" West 29.66 feet; thence North 89°45'53" West 34.61 feet; thence North 45°59'21" West 42.74 feet; thence North 89°59'24" West 133.39 feet; thence North 00°16'31" West 219.94 feet; thence North 89°52'38" East 221.00 feet; thence South 00°02'57" West 220.16 feet to the Point of Beginning.

Contains 50,024 Square Feet (1.15 Acres)

Basis of Bearing is North 00°05'04" West from the Southeast Corner to the Northeast Corner of Section 35, Township 5 North, Range 1 East, Salt Lake Base and Meridian.

Parcel No. 00-0002-6805