

E 166124 B 410 P 1130
Date 12-Jun-2024 02:50PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN - UNION HEIGHTS
Recorded Electronically by Simplifile

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)569-3369

AFTER RECORDING RETURN TO:
Richmond American Homes of Utah, Inc.
Attn: Matt Scott
849 West LeVoy Drive, Suite 200
Salt Lake City, UT 84123

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

(CORPORATE FORM)

A.P.N.: 00-0077-7331/03-005-044-02-1-3NA and 00-0058-9646/03-005-044-02-1-NA

Richmond American Homes of Utah, Inc., a Colorado corporation who inadvertently acquired title as **Richmond American Homes of Utah, Inc., a Utah corporation** a corporation organized and existing under the laws of the State of Utah with its principal office at **849 West LeVoy Drive, Suite 200, Salt Lake City, UT 84123** of Salt Lake County, State of **UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

Richmond American Homes of Utah, Inc., a Colorado corporation, Grantee of **Sandy, UT**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Morgan County, State of UT**:

See Attached Exhibit A

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2024** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6/12/2024 . A.D.

Witness, the hand(s) of said Grantor(s), this

Richmond American Homes of Utah, Inc., a Colorado corporation

By: [Signature]
Name: Paul Peterson
Title: President

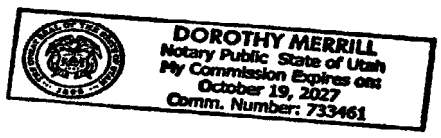
STATE OF Utah)
County of Salt Lake)ss.

On 10/12/24, before me, the undersigned Notary Public, personally appeared **Paul Peterson, President of Richmond American Homes of Utah, Inc., a Colorado Corp.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/19/27

[Signature]
Notary Public



**EXHIBIT A
TO
SECOND CORRECTIVE SPECIAL WARRANTY DEED**

Legal Description of the Property

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

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 $04^{\circ}15'30''$ 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 $89^{\circ}47'45''$ West 87.99 feet;

2) thence South $00^{\circ}11'51''$ 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 $00^{\circ}09'40''$ East 120.00 feet;

thence South $89^{\circ}43'47''$ West 127.73 feet;

thence South $00^{\circ}16'13''$ 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 $89^{\circ}43'47''$ East and the long chord bears South $38^{\circ}58'36''$ East 18.76 feet with a central angle of $77^{\circ}24'45''$) 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 $04^{\circ}14'46''$ East and the long chord bears South $83^{\circ}29'03''$ West 69.09 feet with a central angle of $04^{\circ}32'24''$);

2) South $82^{\circ}40'32''$ 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 $07^{\circ}19'28''$ West and the long chord bears North $41^{\circ}12'07''$ East 19.87 feet with a central angle of $82^{\circ}56'50''$);

thence North $00^{\circ}16'13''$ 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 $89^{\circ}43'14''$ West and the long chord bears North $45^{\circ}12'13''$ West 21.18 feet with a central angle of $89^{\circ}49'45''$);

thence South $89^{\circ}53'27''$ 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 $00^{\circ}06'34''$ West and the long chord bears North $80^{\circ}22'47''$ West 94.64 feet with a central angle of $19^{\circ}27'34''$);

thence North $70^{\circ}39'00''$ 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 $19^{\circ}21'05''$ West and the long chord bears South $68^{\circ}24'23''$ West 19.66 feet with a central angle of $81^{\circ}53'23''$);

thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South $62^{\circ}32'13''$ East and the long chord bears South $09^{\circ}56'43''$ West 282.94 feet with a central angle of $35^{\circ}02'07''$)

thence South $07^{\circ}34'20''$ East 7.48 feet;

thence South $10^{\circ}38'46''$ East 46.62 feet;

thence South $07^{\circ}34'20''$ 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 $82^{\circ}24'56''$ East and the long chord bears South $52^{\circ}37'47''$ East 21.23 feet with a central angle of $90^{\circ}05'27''$) to the northerly right-of-way line of Old Highway Road;

thence South $82^{\circ}40'32''$ West 89.67 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 $53^{\circ}43'12''$ West and the long chord bears North $14^{\circ}18'30''$ East 28.57 feet with a central angle of $43^{\circ}56'36''$);

thence North $07^{\circ}34'20''$ West 185.87 feet;

thence North $05^{\circ}08'53''$ West 35.47 feet;

thence North $07^{\circ}34'20''$ 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 $82^{\circ}25'39''$ East and the long chord bears North $10^{\circ}13'01''$ East 323.85 feet with a central angle of $35^{\circ}34'44''$);

thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North $62^{\circ}15'54''$ West and the long chord bears North $27^{\circ}52'14''$ East 9.33 feet with a central angle of $00^{\circ}16'16''$)

thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South $60^{\circ}55'14''$ West and the long chord bears North $48^{\circ}46'45''$ West 18.54 feet with a central angle of $39^{\circ}23'58''$);

thence North $21^{\circ}31'37''$ 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 $20^{\circ}30'42''$ West and the long chord bears South $69^{\circ}31'33''$ East 8.39 feet with a central angle of $02^{\circ}07'57''$);

thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North $19^{\circ}34'20''$ East and the long chord bears North $67^{\circ}58'01''$ East 20.05 feet with a central angle of $83^{\circ}52'38''$);

thence North $25^{\circ}48'38''$ 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 $64^{\circ}24'52''$ West and the long chord bears North $19^{\circ}26'31''$ East 422.01 feet with a central angle of $12^{\circ}17'15''$);

thence North $13^{\circ}17'54''$ 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 $76^{\circ}42'07''$ West and the long chord bears North $03^{\circ}16'43''$ East 94.51 feet with a central angle of $20^{\circ}02'19''$);

thence North $06^{\circ}44'28''$ 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 $83^{\circ}15'33''$ East and the long chord bears North $06^{\circ}44'59''$ East 158.64 feet with a central angle of $26^{\circ}58'56''$) to the Point of Beginning.

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