

WHEN RECORDED, RETURN TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, UT 84111

E 167522 B 416 P 879
Date: 13-Dec-2024 08:47AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Parcel Nos.: 00-0093-0377, 00-0093-0378

SPECIAL WARRANTY DEED

NVRTH1, LLC, a Delaware limited liability company of Salt Lake City, Utah (“Grantor”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants against all who claim by, through or under the Grantor to NVRTH2, LLC, a Delaware limited liability company (“Grantee”) of Salt Lake City, Utah, the property situated in Morgan County, Utah more fully described below (the “Property”):

UNITS 7 AND 8 OF THE WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, AS SHOWN ON WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A, AN EXPANDABLE CONDOMINIUM PROJECT, FIRST AMENDMENT OF PARCEL 7, FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, RECORDED FEBRUARY 16, 2024, AS ENTRY NO. 165229, IN BOOK 406, PAGE 1387 IN THE MORGAN COUNTY RECORDER’S OFFICE, MORGAN COUNTY, UTAH (“OFFICIAL RECORDS”) AND SUBJECT TO, AMONG OTHER THINGS, THAT CERTAIN DECLARATION OF CONDOMINIUM FOR WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES (AN EXPANDABLE CONDOMINIUM PROJECT), RECORDED FEBRUARY 16, 2024, AS ENTRY NO. 165230, IN BOOK 406, PAGE 1392 IN THE OFFICIAL RECORDS.

TOGETHER WITH any and all interests, rights, and appurtenances thereto, including any and all improvements thereon to have and to hold forever.

[Signature page follows]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Witness, the hand of said Grantor, on December ¹² 12, 2024.

GRANTOR:

NVRTH1, LLC,
a Delaware limited liability company

By: ~~Wasatch Peaks Ranch Management, LLC, its Manager~~

By: [Signature]
Name: Ed Schultz
Title: Authorized Signatory

STATE OF UTAH)

) ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on December 10, 2024, by Ed Schultz, as Authorized Signatory of Wasatch Peaks Ranch Management, LLC, manager of NVRTH1, LLC

[Signature]
Notary Public

Residing at: SALT LAKE CITY, UTAH

My Commission Expires:
NOV 2, 2025

