

E 165231 B 406 P 1463
Date 16-Feb-2024 09:39AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Anaya Gayle
Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company of Salt Lake City, Utah, hereby conveys and warrants against all who claim by, through or under the Grantor to Wasatch Peaks Ranch North Village Loft Townhomes Owners Association, Inc., a Utah nonprofit corporation located at 36 South State Street, Suite 500, Salt Lake City, UT 84111, 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:

See Exhibit A attached hereto and incorporated herein by this reference.

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

[Signature page follows.]

Witness, the hand of said grantor, this 14th day of FEBRUARY 2024.

WPR:

WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company
By: WASATCH PEAKS RANCH MANAGEMENT,
LLC, Its Manager

By: [Signature]
Name: Ed Schultz
Its: Authorized Officer

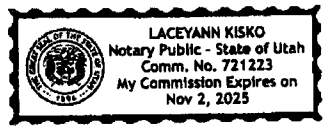
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on FEBRUARY 14, 2024, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.

[Signature]
Notary Public

Residing at: SALT LAKE CITY, UT

My Commission Expires:
NOV 2, 2025



[Signature Page to Special Warranty Deed to Loft Townhomes HOA]

Exhibit A
Description of the Property

Common Areas and Limited Common Areas as depicted and further described in Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, recorded on February 16, 2024, as Entry No. 165229, in Book 406, Page 1387, in the official records of the Morgan County Recorder's Office, Morgan County, Utah, and the non-exclusive easements, appurtenant thereto for pedestrian and vehicular access as created and described in 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.

Parcel No.: 00-0091-9337

31442133_v1

WHEN RECORDED, MAIL TO:

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

E 167943 B 418 P 236
Date: 18-Feb-2025 08:12AM
Fee: \$40.00 ACH
Filed By: JM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

Parcel No. 00-0093-0379

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 of Salt Lake City, Utah, the property situated in Morgan County, Utah more fully described in Exhibit A attached hereto and incorporated by reference (the “Property”):

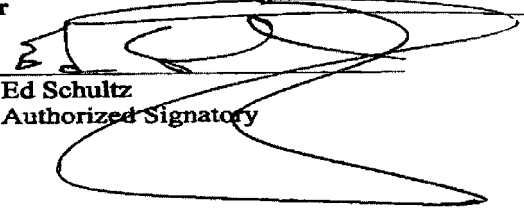
TOGETHER WITH any and all interests, rights, and appurtenances thereto not, including any and all improvements thereon to have and to hold forever.

[SIGNATURE PAGE FOLLOWS]

Witness, the hand of said grantor, this 12th day of February 2025.

NVRTH1, LLC, a Delaware limited liability company

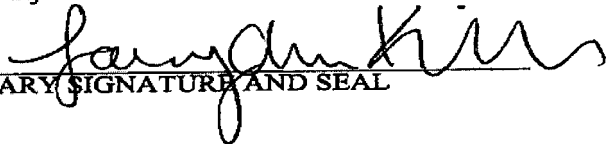
By: Wasatch Peaks Ranch Management, LLC, its Manager

By: 
Name: Ed Schultz
Its: Authorized Signatory

STATE OF UTAH
COUNTY OF MORGAN

)
)ss.
)

The foregoing instrument was acknowledged before me this 12th day of February 2025 by Ed Schultz as authorized signatory of Wasatch Peaks Ranch Management, LLC, Manager of NVRTH1, LLC, a Delaware limited liability company.


NOTARY SIGNATURE AND SEAL

My Commissions Expires: NOV 2, 2025

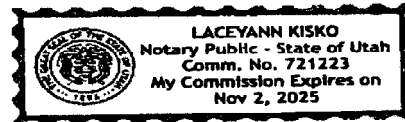


EXHIBIT A**Proposed Unit 9A**

A portion of Parcel 7, 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, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 55.14 feet North and 27.93 feet West from the Southeast Corner of said Parcel 7, 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, said point also being 2733.52 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1235.28 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 17.95 feet; thence South 83°48'27" West 5.29 feet; thence South 06°11'33" East 7.26 feet; thence North 83°48'27" East 11.00 feet; thence South 06°11'33" East 7.31 feet; thence South 83°48'27" West 1.24 feet; thence South 06°11'33" East 9.68 feet; thence South 83°48'27" West 27.80 feet; thence North 06°11'33" West 9.76 feet; thence South 83°48'27" West 9.82 feet; thence North 06°11'33" West 7.90 feet; thence South 83°48'27" West 31.24 feet; thence South 06°11'33" East 0.83 feet; thence South 83°48'27" West 1.26 feet; thence North 06°11'33" West 1.20 feet; thence South 83°48'27" West 7.43 feet; thence North 06°11'33" West 24.17 feet; thence North 83°48'27" East 73.08 feet to the Point of Beginning.

Proposed Unit 10A

A portion of Parcel 7, 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, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 95.90 feet North and 32.02 feet West from the Southeast Corner of said Parcel 7, 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, said point also being 2737.61 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1194.57 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 21.40 feet; thence South 83°48'27" West 5.97 feet; thence South 06°11'33" East 7.58 feet; thence North 83°48'27" East 5.64 feet; thence South 06°11'33" East 10.30 feet; thence South 83°48'27" West 73.08 feet; thence North 06°11'33" West 24.14 feet; thence North 83°48'27" East 7.46 feet; thence North 06°11'33" West 1.17 feet; thence North 83°48'27" East 1.27 feet; thence South 06°11'33" East 0.83 feet; thence North 83°48'27" East 27.02 feet; thence North 06°11'33" West 19.25 feet; thence North 83°48'27" East 20.84 feet; thence South 06°11'33" East 4.45 feet; thence North 83°48'27" East 16.82 feet to the Point of Beginning.

Proposed Unit 11A

A portion of Parcel 7, 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, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 172.63 feet North and 40.63 feet West from the Southeast Corner of said Parcel 7, 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, said point also being 2746.23 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1117.94 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 17.95 feet; thence South 83°48'27" West 5.29 feet; thence South 06°11'33" East 7.26 feet; thence North 83°48'27" East 11.00 feet; thence South 06°11'33" East 7.31 feet; thence South 83°48'27" West 1.24 feet; thence South 06°11'33" East 9.68 feet; thence South 83°48'27" West 27.80 feet; thence North 06°11'33" West 9.76 feet; thence South 83°48'27" West 9.82 feet; thence North 06°11'33" West 7.90 feet; thence South 83°48'27" West 31.24 feet; thence South 06°11'33" East 0.83 feet; thence South 83°48'27" West 1.26 feet; thence North 06°11'33" West 1.20 feet; thence South 83°48'27" West 7.43 feet; thence North 06°11'33" West 24.17 feet; thence North 83°48'27" East 73.08 feet to the Point of Beginning.

Proposed Unit 12A

A portion of Parcel 7, 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, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 213.38 feet North and 44.72 feet West from the Southeast Corner of said Parcel 7, 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, said point also being 2750.32 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1077.23 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 21.40 feet; thence South 83°48'27" West 5.97 feet; thence South 06°11'33" East 7.58 feet; thence North 83°48'27" East 5.64 feet; thence South 06°11'33" East 10.30 feet; thence South 83°48'27" West 73.08 feet; thence North 06°11'33" West 24.14 feet; thence North 83°48'27" East 7.46 feet; thence North 06°11'33" West 1.17 feet; thence North 83°48'27" East 1.27 feet; thence South 06°11'33" East 0.83 feet; thence North 83°48'27" East 27.02 feet; thence North 06°11'33" West 19.25 feet; thence North 83°48'27" East 20.84 feet; thence South 06°11'33" East 4.45 feet; thence North 83°48'27" East 16.82 feet to the Point of Beginning.