

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 <sup>12</sup> 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.

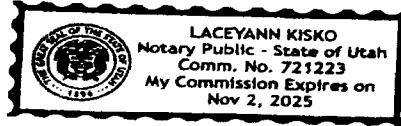
COUNTY OF SALT LAKE )

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



**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”):

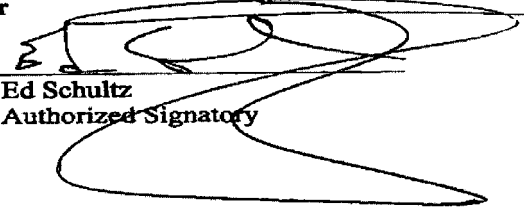
TOGETHER WITH any and all interests, rights, and appurtenances thereto not, including any and all improvements thereon to have and to hold forever.

[SIGNATURE PAGE FOLLOWS]

Witness, the hand of said grantor, this 12<sup>th</sup> day of February 2025.

**NVRTH1, LLC, a Delaware limited liability company**

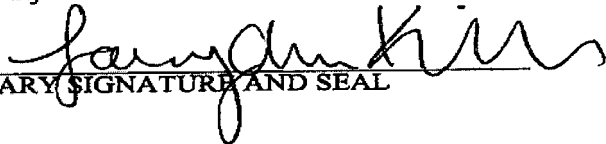
**By: Wasatch Peaks Ranch Management, LLC, its Manager**

**By:**   
**Name:** Ed Schultz  
**Its:** Authorized Signatory

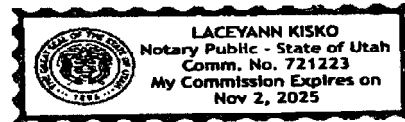
STATE OF UTAH  
COUNTY OF MORGAN

)  
)ss.  
)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> 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.