

14172530 B: 11455 P: 2945 Total Pages: 6
11/07/2023 03:48 PM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL DEED
AND TAX STATEMENTS TO:

Richmond American Homes of Utah, Inc.
10150 S. Centennial Parkway, Suite 110
Sandy, Utah 84070
Attn: Land Acquisitions

File No.: 160151-CPI

Special Warranty Deed

In Reference to Tax ID Number(s):

26-26-301-005, 26-26-301-006, 26-26-326-005 and 26-26-326-012

When recorded, return to:
Richmond American Homes of Utah, Inc.
~~849 W. Leroy Dr., No. 220~~
~~Salt Lake City, UT 84123~~
~~Attn: Matthew Scott~~

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, Olympia Ranch, LLC, a Utah limited liability company, who acquired title as OLYMPIA RANCH, L.L.C., a Utah limited liability company ("Grantor"), conveys to Richmond American Homes of Utah, Inc., a Colorado corporation ("Grantee"), the following described real property situated in Salt Lake County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

This conveyance is made in anticipation of future land use approvals for the Property, does not confer any land use approvals and has not been approved by the applicable land use authority.

Dated this 2 day of November, 2023.

GRANTOR:

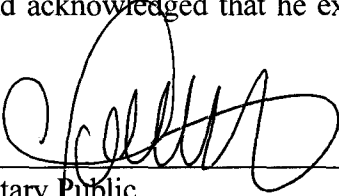
Olympia Ranch, LLC, a Utah limited liability company,
who acquired title as Olympia Ranch, L.L.C.,
a Utah limited liability company

By: 
Name: Ryan Button
Its: Manager

STATE OF Utah)
County of Salt Lake)

ss.

The foregoing instrument was acknowledged before me this 2 day of November, 2023, by Ryan Button, Manager of Olympia Ranch, LLC, a Utah limited liability company, who acquired title as Olympia Ranch, L.L.C., and acknowledged that he executed the foregoing documents by authority.



Notary Public

My commission expires:
12-2-2023

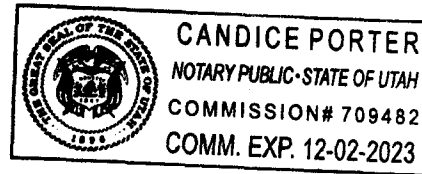


Exhibit "A"

Legal Description (attached to Special Warranty Deed)

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 633.80 feet along the section line and South 2,938.23 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°15'02" East 123.00 feet; thence South 89°44'58" West 12.49 feet; thence South 00°08'37" West 165.00 feet; thence South 89°44'58" West 275.00 feet; thence South 00°08'37" West 657.62 feet; thence North 89°51'23" West 54.72 feet; thence South 00°08'37" West 193.96 feet; thence South 89°56'19" West 295.00 feet; thence North 00°08'37" East 235.17 feet; thence Southeasterly 53.54 feet along the arc of a 973.50 foot radius curve to the left (center bears North 16°39'28" East and the chord bears South 74°55'04" East 53.53 feet with a central angle of 03°09'03"); thence North 00°08'37" East 599.22 feet; thence South 89°44'58" West 168.33 feet; thence South 83°01'16" West 109.31 feet; thence South 63°46'43" West 86.94 feet; thence South 30°01'34" West 95.27 feet; thence South 68°54'07" West 239.17 feet; thence Southwesterly 240.98 feet along the arc of a 650.00 foot radius curve to the right (center bears North 21°05'53" West and the chord bears South 79°31'22" West 239.60 feet with a central angle of 21°14'30"); thence North 89°51'23" West 20.44 feet; thence South 72°22'40" West 55.65 feet; thence North 89°51'23" West 148.00 feet; thence North 00°08'37" East 136.98 feet; thence North 89°51'23" West 327.39 feet; thence South 57°38'10" West 71.05 feet; thence North 00°01'04" East 136.36 feet; thence South 57°25'17" East 71.19 feet; thence South 89°51'23" East 324.53 feet; thence North 00°08'37" East 135.44 feet; thence North 89°44'58" East 151.00 feet; thence North 00°08'37" East 23.44 feet; thence South 89°51'23" East 206.00 feet; thence North 00°08'37" East 53.37 feet; thence North 67°08'05" East 299.63 feet; thence North 58°29'10" East 121.25 feet; thence North 89°44'58" East 134.00 feet; thence North 00°08'37" East 8.29 feet; thence North 89°44'58" East 799.65 feet to the point of beginning. (aka proposed Teton Ranch Phase 3)

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. The herein described Land is located within the boundaries of Jordan School District, Wasatch Front Waste and Recycle District, Herriman Fire Service Area, Herriman City Safety Enforcement Area, Central Utah Water Conservancy District, South Valley Sewer District, Jordan Valley Water Conservancy District, South Salt Lake Valley Mosquito Abatement District, Herriman City, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that June be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Mineral Deed in favor of Ronald G. Wilcox, recorded July 9, 1963 as Entry No. 1931404 in Book 2072 at Page 75 and Mineral Deed in favor of The Superior Oil Company, a California corporation, recorded July 9, 1963 as Entry No. 1931405 in Book 2072 at Page 77.

Assignment of Bill of Sale in favor of XTO Energy Inc., a Delaware corporation, recorded October 2, 2018 as Entry No. 12860388 in Book 10718 at Page 2977.
6. Master Development Agreement for Teton Ranch recorded March 1, 2018 as Entry No. 12726209 in Book 10651 at Page 9001.
7. Easements in favor of South Valley Sewer District, a body politic of the State of Utah for perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded June 4, 2021 as Entry No. 13683154 in Book 11185 at Page 9761.
11. Temporary Storm Drain Construction Easement Agreement (Teton Ranch Subdivision) in favor of Richmond American Homes of Utah, Inc., a Colorado corporation for the installation, construction and maintenance of the Storm Drain Improvements and incidental purposes, by instrument dated May 12, 2022 and recorded May 12, 2022, as Entry No. 13951477, in Book 11338, at Page 6244.
12. Grant of Storm Drain Easement in favor of Herriman City for construction, installation, maintenance, operation, repair, replacement and use of an underground storm drain pipe and related improvements, facilities, and equipment and incidental purposes, by instrument dated June 3, 2021 and recorded June 4, 2021, as Entry No. 13683155, in Book 11185, at Page 9766.
13. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and

facilities and incidental purposes, by instrument recorded August 7, 2023 as Entry No. 14138041 in Book 11436 at Page 9287.

14. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Teton Ranch Recorded June 4, 2021 as Entry No. 13683022 in Book 11185 at Page 9141, but omitting any covenant, condition or restriction, of any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the Units States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for Teton Ranch recorded May 12, 2022 as Entry No. 13951452 in Book 11338 at Page 5999.