

176952-CPI
Tax ID Nos: 26-34-226-008 and 26-34-276-020

14241489 B: 11491 P: 8418 Total Pages: 5
05/16/2024 03:25 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

AFTER RECORDING RETURN TO:

Richmond American Homes of Utah, Inc.
10150 S Centennial Parkway Suite #110
Sandy, UT 84070
Attn: Tate Baxter

SPECIAL WARRANTY DEED

OLYMPIA RANCH 1, LLC, a Utah limited liability company (“Grantor”), having an address of 527 E. Pioneer Road, Suite 200, Draper, Utah 84020, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys, warrants and defends against all claiming by, through or under Grantor, but not otherwise, to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation (“Grantee”), having an address of 10150 S Centennial Parkway Suite #110, Sandy, Utah 84070 the following described tract of land located in Salt Lake County, State of Utah:

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

TOGETHER WITH all roadways, alleys, rights-of-ways, easements, servitudes and privileges, development rights, air rights, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including any right, title and interest of Seller in and to any streets, roads and alleys adjoining said real property; and together with all improvements located thereon, including any right, title or interest of Seller in or to minerals or mineral rights.

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

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 16 day of May, 2024.

GRANTOR:

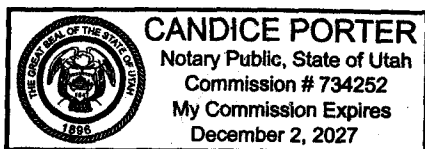
Olympia Ranch 1, LLC

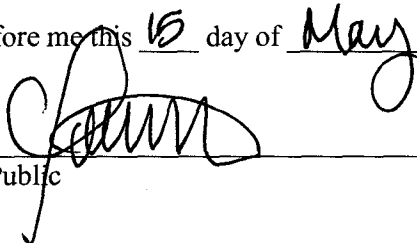


Ryan Button, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of May, 2024 by Ryan Button as Manager of Olympia Ranch 1, LLC.





Notary Public

Exhibit A to Special Warranty Deed

[Legal Description]

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:
Beginning at a point being North 89°30'06" West 10.20 feet along the section line and South 249.46 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°30'58" East 155.96 feet; thence South 00°29'02" West 9.00 feet; thence South 89°30'58" East 343.15 feet; thence North 00°30'22" West 8.04 feet; thence North 89°29'38" East 155.00 feet; thence South 00°30'22" East 1,408.60 feet; thence South 56°51'10" West 132.32 feet; thence South 74°01'37" West 66.16 feet; thence Southwesterly 130.90 feet along the arc of a 466.00 foot radius curve to the left (center bears South 15°58'23" East and the chord bears South 65°58'46" West 130.47 feet with a central angle of 16°05'42"); thence South 57°55'55" West 28.39 feet; thence Southwesterly 294.31 feet along the arc of a 534.00 foot radius curve to the right (center bears North 32°04'05" West and the chord bears South 73°43'16" West 290.60 feet with a central angle of 31°34'42"); thence Southwesterly 26.49 feet along the arc of a 17.00 foot radius curve to the left (center bears South 00°29'23" East and the chord bears South 44°52'24" West 23.89 feet with a central angle of 89°16'25"); thence North 00°14'11" East 102.01 feet; thence Southeasterly 26.97 feet along the arc of a 17.00 foot radius curve to the left (center bears South 89°45'49" East and the chord bears South 45°12'33" East 24.23 feet with a central angle of 90°53'28"); thence Northeasterly 198.28 feet along the arc of a 466.00 foot radius curve to the left (center bears North 00°39'17" West and the chord bears North 77°09'21" East 196.78 feet with a central angle of 24°22'43"); thence Northeasterly 27.97 feet along the arc of a 17.00 foot radius curve to the left (center bears North 25°02'00" West and the chord bears North 17°50'26" East 24.92 feet with a central angle of 94°15'07"); thence Northwesterly 17.21 feet along the arc of a 277.50 foot radius curve to the right (center bears North 60°42'53" East and the chord bears North 27°30'30" West 17.21 feet with a central angle of 03°33'15"); thence North 64°16'07" East 55.00 feet; thence Southeasterly 12.81 feet along the arc of a 222.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°22'52" East 12.81 feet with a central angle of 03°17'57"); thence Southeasterly 27.43 feet along the arc of a 17.00 foot radius curve to the left (center bears North 60°58'10" East and the chord bears South 75°15'36" East 24.55 feet with a central angle of 92°27'32"); thence Northeasterly 99.53 feet along the arc of a 534.00 foot radius curve to the right (center bears South 31°29'22" East and the chord bears North 63°51'01" East 99.39 feet with a central angle of 10°40'45"); thence North 15°58'23" West 77.98 feet; thence North 00°30'22" West 398.91 feet; thence North 89°34'46" West 20.89 feet; thence North 00°25'14" East 55.00 feet; thence North 89°34'46" West 74.65 feet; thence Southwesterly 30.13 feet along the arc of a 72.00 foot radius curve to the left (center bears South 00°25'14" West and the chord bears South 78°25'52" West 29.91 feet with a central angle of 23°58'43"); thence North 00°30'22" West 760.89 feet; thence North 89°30'58" West 275.16 feet; thence North 00°16'16" East 165.00 feet to the point of beginning.(aka proposed Great Basin at Olympia - Phase 1)

Exhibit B to Special Warranty Deed

[Permitted Exceptions]

Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

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.

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 may 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.

Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

Certificate of Creation for Olympia Public Infrastructure District #1, recorded January 11, 2022 as Entry No. 13867429 in Book 11293 at Page 3048.

Certificate of Annexation known as Olympia Public Infrastructure District No. 1 Annexation, recorded February 29, 2024 as Entry No. 14210054 in Book 11474 at Page 6811.

Resolution 2024-05 of the board of Trustees of the Olympia Public Infrastructure District No. 1 Approving, Adopting, and Imposing a Contract Fee recorded May 2, 2024 as Entry No. 14235365 in Book 11488 at Page 6709.

Certificate of Creation for Olympia Public Infrastructure District #2, recorded January 11, 2022 as Entry No. 13867431 in Book 11293 at Page 3101.

Certificate of Creation for Olympia Public Infrastructure District #3, recorded January 11, 2022 as Entry No. 13867433 in Book 11293 at Page 3154.

Certificate of Creation for Olympia Public Infrastructure District #4, recorded January 11, 2022 as Entry No. 13867435 in Book 11293 at Page 3207.

Certificate of Creation for Olympia Public Infrastructure District #5, recorded January 11, 2022 as Entry No. 13867437 in Book 11293 at Page 3260.

Certificate of Creation for Olympia Public Infrastructure District #6, recorded January 11, 2022 as Entry No. 13867439 in Book 11293 at Page 3313.

Certificate of Creation for Olympia Public Infrastructure District #7, recorded January 11, 2022 as

Entry No. 13867441 in Book 11293 at Page 3366.

Conveyance of Property and Easement in favor of the Utah Water and Power Board for an easement to the full use of the Irrigation Company's distribution system from Butterfield Canyon Creek and incidental purposes, by instrument dated February 10, 1953 and recorded June 11, 1953, as Entry No. 1332941, in Book 1013, at Page 339. (exact location not disclosed)

Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 20, 1955, as Entry No. 1442551, in Book 1230, at Page 348.

Any easements and/or rights-of-way for the water distribution system and appurtenances of the Herriman Pipeline & Development Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded November 12, 1987 as Entry No. 4549293 in Book 5979 at Page 653. (exact location not disclosed)

Right of Way Easement in favor of PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power, its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 29, 2009, as Entry No. 10826843, in Book 9774, at Page 8567.

Easement Agreement by and between The Last Holdout, L.L.C., a Utah limited liability company and Herriman City, a municipal corporation, dated May 5, 2014 and recorded May 6, 2014 as Entry No. 11845074 in Book 10228 at Page 8950.

Master Development Agreement for Olympia, recorded November 16, 2021 as Entry No. 13825061 in Book 11269 at Page 6670.

Administrative Modification #1 to the Master Development Agreement for Olympia recorded September 20, 2022 as Entry No. 14018093 in Book 11373 at Page 6313.

Administrative Modification #2 to the Master Development Agreement for Olympia recorded September 20, 2023 as Entry No. 14154561 in Book 11445 at Page 9565.

Notice and Disclosure to Purchasers Olympia Public Infrastructure District No. 1 recorded May 2, 2024 as Entry No. 14235364 in Book 11488 at Page 6703.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, and Restrictions for Olympia recorded January 31, 2024 as Entry No. 14199847 in Book 11469 at Page 2325, but omitting any covenant, condition or restriction, if 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 United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Olympia (Great Basin Phase 1, 2A & 2B) recorded on May 16 2024, 2024 as Entry No. 14241425 in Book 11491 at Page 0193.

Technology Easement Agreement by and between Olympia Ranch, LLC and Tech Holdings, LLC, recorded on May 16, 2024 as Entry No. 14241424 in Book 11491 at Page 0173.

Grant of Easement (Drainage Line) in favor of Herriman City recorded on May 16 2024, 2024 as Entry No. 14241426 in Book 11491 at Page 0200.

Temporary Access and Construction Easement Agreement (Great Basin at Olympia 1 – Drainage Line) recorded on May 16, 2024 as Entry No. 14241427 in Book 11491 at Page 0204.

Grant of Easement (Storm Drain Pond) in favor of Herriman City recorded on May 16, 2024 as Entry No. 14241428 in Book 11491 at Page 0212.

Temporary Access and Construction Easement Agreement (Great Basin at Olympia 1 – Storm Drain Pond) recorded on May 16, 2024 as Entry No. 14241429 in Book 11491 at Page 0214.

Temporary Access, Utility, and Construction Agreement in favor of Olympia Ranch, LLC, recorded on May 16, 2024 as Entry No. 14241431 in Book 11491 at Page 0229.