

174002-CPI

When Recorded Return To:

Olympia Ranch 3, LLC  
527 E. Pioneer Road, #200  
Draper, Utah 84020

14252148 B: 11497 P: 8272 Total Pages: 7  
06/13/2024 12:48 PM By: Mwestergard 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

**CORRECTIVE SPECIAL WARRANTY DEED**

This CORRECTIVE SPECIAL WARRANTY DEED, executed on the 12 day of June, 2024, is being given to correct an error in the legal description in

in that certain SPECIAL WARRANTY DEED, executed on April 15, 2024 and recorded on April 17, 2024 as Entry Number 14229330 in Book 11485 at Page 3714 in the official records of Salt Lake County, Utah, by

OLYMPIA RANCH, LLC, a Utah limited liability company (“Grantor”), of Draper, Utah, hereby CONVEYS and WARRANTS against all who claim by, through, or under Grantor, but not otherwise, to OLYMPIA RANCH 3, LLC, a Utah limited liability company (“Grantee”), of Draper Utah, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described real property located in SALT LAKE COUNTY, STATE OF UTAH:

See **Exhibit A** attached hereto.

SUBJECT TO: (i) current taxes and assessments; (ii) zoning laws; (iii) covenants, conditions, and restrictions and the rules and regulations of any applicable property owners association; and (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record.

IN WITNESS WHEREOF, Grantor has executed this Corrective Warranty Deed on this 12 day of June, 2024.

**GRANTOR**

OLYMPIA RANCH, LLC, a Utah limited liability company

By: 

Name: RYAN BUTTON

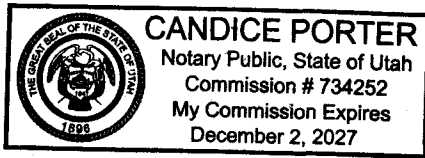
Title: MANAGER

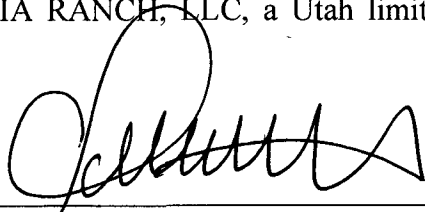
STATE OF UTAH )

ss.

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 12 day of June, 2024 by Ryan Button as the Manager of OLYMPIA RANCH, LLC, a Utah limited liability company.



  
\_\_\_\_\_  
Notary Public

## EXHIBIT A

### (Description of the Property)

#### PARCEL 1:

##### **Joshua Tree at Olympia Phase 1**

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

Beginning at a point on the southerly boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder and a point on the Westerly Right-of-Way Line of Oceanside Drive, said point being North 89°30'06" West 1,663.46 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following six (6) courses:

(1) South 00°06'53" East 28.10 feet;

(2) Southeasterly 160.46 feet along the arc of a 331.50 foot radius curve to the left (center bears North 89°53'07" East and the chord bears South 13°58'54" East 158.90 feet with a central angle of 27°44'03");

(3) South 27°50'55" East 205.91 feet;

(4) Southeasterly 130.15 feet along the arc of a 268.50 foot radius curve to the right (center bears South 62°09'05" West and the chord bears South 13°57'44" East 128.88 feet with a central angle of 27°46'22");

(5) South 00°04'33" East 62.30 feet;

(6) Southwesterly 26.86 feet along the arc of a 17.00 foot radius curve to the right (center bears South 89°55'27" West and the chord bears South 45°11'38" West 24.15 feet with a central angle of 90°32'23");

thence North 89°32'10" West 494.35 feet;

thence North 00°27'50" East 127.05 feet;

thence South 89°32'10" East 60.00 feet;

thence Northeasterly 15.71 feet along the arc of a 10.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°27'50" East 14.14 feet with a central angle of 90°00'00");

thence North 00°27'50" East 277.95 feet;

thence South 89°32'10" East 166.84 feet;

thence Northeasterly 33.80 feet along the arc of a 260.50 foot radius curve to the left (center bears North 00°32'20" East and the chord bears North 86°49'19" East 33.77 feet with a central angle of 07°26'02");

thence North 00°27'50" East 150.42 feet to said southerly boundary line of Creek Ridge West Subdivision Phase 6;

thence South 89°30'06" East 70.53 feet along said southerly boundary line to the point of beginning.

Contains 183,658 Square Feet or 4.216 Acres and 23 Lots and 7 Townhome Units and 2 Parcel

**PARCEL 2:**

**Joshua Tree at Olympia Phase 2**

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

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 1,733.99 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 150.42 feet;

thence Southwesterly 33.80 feet along the arc of a 260.50 foot radius curve to the right (center bears North 06°53'42" West and the chord bears South 86°49'19" West 33.77 feet with a central angle of 07°26'02");

thence North 89°32'10" West 166.84 feet;

thence South 00°27'50" West 277.95 feet;

thence Southwesterly 15.71 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 14.14 feet with a central angle of 90°00'00");

thence North 89°32'10" West 60.00 feet;

thence South 00°27'50" West 127.05 feet to the Northerly Right-of-Way line of Olympia Boulevard;

thence North 89°32'10" West 927.29 feet along said Northerly Right-of-Way line;

thence Northeasterly 12.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 65°57'29" West and the chord bears North 12°00'19" East 12.51 feet with a central angle of 24°04'24");

thence North 00°01'53" West 556.05 feet to the section line;

thence South 89°30'06" East 70.00 feet along said section line;

thence South 00°01'53" East 288.19 feet;

thence Southeasterly 7.81 feet along the arc of a 5.00 foot radius curve to the left (center bears North 89°58'07" East and the chord bears South 44°47'01" East 7.04 feet with a central angle of 89°30'17");

thence South 89°32'10" East 305.99 feet;

thence Northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°27'50" East 7.07 feet with a central angle of 90°00'00");

thence North 00°27'50" East 134.90 feet;

thence South 89°32'10" East 403.64 feet;

**thence North 00°27'50" East 152.81 feet to the Southerly Boundary line of Creek Ridge West Subdivision Phase 6;**

thence South 89°30'06" East 408.02 feet along said Southerly Boundary to the point of beginning.

Contains 433,364 Square Feet or 9.949 Acres and 16 Lots and 91 Townhome Units and 7 Parcels

**PARCEL 3:**

**Joshua Tree at Olympia Phase 3**

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

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 2,142.01 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 152.81 feet;

thence North 89°32'10" West 403.64 feet;

thence South 00°27'50" West 134.90 feet;

thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 7.07 feet with a central angle of 90°00'00");

thence North 89°32'10" West 305.99 feet;

thence Northwesterly 7.81 feet along the arc of a 5.00 foot radius curve to the right (center bears North 00°27'50" East and the chord bears North 44°47'01" West 7.04 feet with a central angle of 89°30'17");

thence North 00°01'53" West 288.19 feet to the section line;

thence South 89°30'06" East 722.12 feet along said section line to the point of beginning.

Contains 154,672 Square Feet or 3.551 Acres and 16 Lots and 54 Townhome Units and 3 Parcels.