

186935-CPI

AFTER RECORDING RETURN TO:

Edge Homes Utah, LLC
Attn: Paxton Guymon, Esq.
13702 S. 200 W. B-12
Draper, Utah 84020

14349868 B: 11552 P: 116 Total Pages: 3
02/21/2025 03:49 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

Parcel No(s): 26-34-226-079, 26-34-276-024

SPECIAL WARRANTY DEED

OLYMPIA RANCH 4, LLC, a Utah limited liability company ("Grantor"), having an address of 527 E. Pioneer Road, #200, Draper, Utah 84020, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to EDGE HOMES UTAH, LLC, a Utah limited liability company ("Grantee"), having an address at 13702 S. 200 W. B-12, Draper, Utah 84020, 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 Project; and together with all improvements located thereon; excluding, however, any water rights or any other interests in or to water, and any right, title or interest in or to minerals or mineral rights.

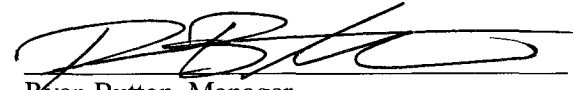
SUBJECT ONLY TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations of any applicable property owners association; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters which an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 20 day of February, 2025.

GRANTOR:

Olympia Ranch 4, LLC,
a Utah limited liability company



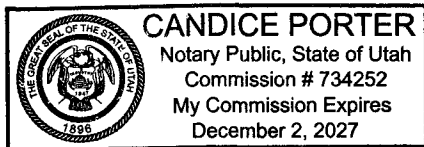
Ryan Button, Manager

STATE OF UTAH)
 :SS

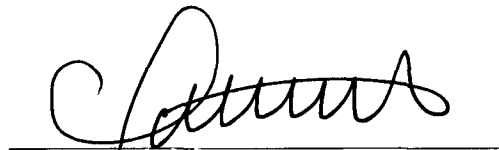
COUNTY OF SALT LAKE)

On this 20 day of February, 2025, before me personally appeared Ryan Button whose identity is personally known to or ~~proved~~ to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the Manager of Olympia Ranch 4, LLC, a Utah limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company in his capacity as Manager.

WITNESS my hand and official seal.



SEAL:



Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

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, being more particularly described as follows:

Beginning at a point being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°04'33" East 228.66 feet; thence North 89°55'27" East 20.84 feet; thence Southeasterly 118.39 feet along the arc of a 522.50 foot radius curve to the right (center bears South 00°04'33" East and the chord bears South 83°35'06" East 118.13 feet with a central angle of 12°58'55"); thence South 00°04'33" East 407.83 feet; thence West 90.58 feet; thence Southwesterly 16.40 feet along the arc of a 50.00 foot radius curve to the right (center bears North 62°58'34" West and the chord bears South 36°25'05" West 16.32 feet with a central angle of 18°47'17"); thence Southwesterly 19.92 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°11'17" East and the chord bears South 22°59'22" West 19.39 feet with a central angle of 45°38'42"); thence South 00°10'01" West 38.62 feet; thence South 89°59'44" West 220.00 feet; thence North 00°10'01" East 70.38 feet; thence South 89°52'17" West 47.00 feet; thence Northwesterly 26.75 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°49'59" West and the chord bears North 44°55'08" West 24.08 feet with a central angle of 90°10'17"); thence South 89°59'44" West 81.24 feet; thence South 00°10'11" West 7.52 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped 5251295, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder; thence North 89°31'34" West 249.93 feet along the 1/16 section line and said established boundary; thence North 464.12 feet; thence South 89°32'10" East 70.97 feet; thence Northeasterly 26.86 feet along the arc of a 17.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°11'38" East 24.15 feet with a central angle of 90°32'23"); thence North 00°04'33" West 160.87 feet; thence South 89°32'10" East 495.98 feet to the point of beginning.

Tax Id No.: 26-34-226-079 and 26-34-276-024