

175720-CPI

AFTER RECORDING RETURN TO:

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

Tax ID Nos: 26-34-226-080 and 26-34-276-025

14364286 B: 11559 P: 9698 Total Pages: 5
03/28/2025 04:13 PM By: csummers 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

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 28 day of March, 2025.

GRANTOR:

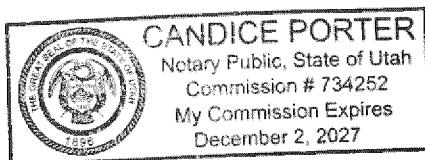
Olympia Ranch 1, LLC



Ryan Button, Manager

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28 day of March, 2025, by Ryan Button as Manager of Olympia Ranch 1, LLC





Notary Public

EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Intentionally deleted by Title Company.

PARCEL 2:

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 the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°48'53" East 641.53 feet along the section line; thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1; thence along said northerly boundary line the following five (5) courses: (1) South 89°29'38" West 155.00 feet; (2) South 00°30'22" East 8.04 feet; (3) North 89°30'58" West 343.15 feet; (4) North 00°29'02" East 9.00 feet; (5) North 89°30'58" West 155.96 feet; thence North 00°16'16" East 249.46 feet to the section line; thence South 89°30'06" East 9.02 feet along the section line to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2A)

PARCEL 3:

A parcel of land, situate in 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 South 89°48'53" East 374.85 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°25'14" West 55.00 feet; thence South 89°34'46" East 20.89 feet; thence South 00°30'22" East 398.91 feet; thence South 15°58'23" East 77.98 feet; thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45"); thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32"); thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57"); thence South 64°16'07" West 55.00 feet; thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15"); thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07"); thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 196.78 feet with a central angle of 24°22'43"); thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28"); thence North 00°14'11" East 358.97 feet; thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11"); thence North 74°24'14" East 41.92 feet; thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48"); thence South 89°30'58" East 129.78 feet; thence North 00°29'02" East 74.00 feet; thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12"); thence South 89°34'46" East 74.65 feet to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2B)

Tax Id No.: 26-34-226-080 and 26-34-276-025

Exhibit B to Special Warranty Deed

[Permitted Exceptions]

Taxes for the year 2025 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)

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 as Entry No. 14241425 in Book 11491 at Page 8193.

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 8173.

Grant of Easement (Drainage Line) in favor of Herriman City recorded on May 16, 2024 as Entry No. 14241426 in Book 11491 at Page 8200.

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 8204.

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 June 24, 2024 as Entry No. 14255904 in Book 11499 at Page 8325.

Annexation Agreement to Service Area of Jordan Valley Water Conservancy District recorded July 11, 2024 as Entry No. 14263389 in Book 11504 at Page 1364.

Certificate of Annexation of the Property within the Olympia Development into the Jordan Valley Water Conservancy District recorded August 5, 2024 as Entry No. 14272815 in Book 11509 at Page 4838.

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 8229.

The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., dated February 19, 2025, as Project No. 119600, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882: Existing storm drain line, catch basin, cleanouts, and combo box located on and across the Land, without recorded easements.

Notice of Reinvestment Fee Covenant in favor of Olympia Master Association, dated March 3, 2025 and recorded March 5, 2025 as Entry No. 14354443 in Book 11554 at Page 6296.

Property Owner Consent to Bonds recorded _____ as Entry No. _____ in Book _____ at Page _____.

Designation of Builder recorded _____ as Entry No. _____ in Book _____ at Page _____.