

186759-CPI

When recorded, return to:
Richmond American Homes of Utah, Inc.
10150 S. Centennial Parkway, Suite 100
Sandy, UT 84070
Attn: Tate Baxter
Tax ID: 26-26-301-013

14378345 B: 11567 P: 8032 Total Pages: 5
04/30/2025 01:52 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

(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, ("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 30 day of April, 2025.

GRANTOR:

Olympia Ranch, LLC, 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 30 day of April, 2025, by Ryan Button, Manager of Olympia Ranch, LLC, a Utah limited liability company and acknowledged that he executed the foregoing documents by authority.



Notary Public

My commission expires:

12-2-2025

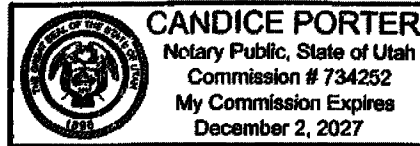


Exhibit "A"

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 1,219.24 feet along the section line and South 3,258.95 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°08'37" West 599.22 feet; thence Northwesterly 53.54 feet along the arc of a 973.50 foot radius curve to the right (center bears North 13°30'24" East and the chord bears North 74°55'04" West 53.53 feet with a central angle of 03°09'03"); thence South 00°08'37" West 235.17 feet; thence South 89°56'19" West 716.87 feet; thence North 00°03'41" West 198.00 feet; thence North 89°56'19" East 38.30 feet; thence North 00°08'37" East 371.33 feet; thence Northeasterly 110.54 feet along the arc of a 650.00 foot radius curve to the left (chord bears North 11°21'15" West and the chord bears North 73°46'26" East 110.41 feet with a central angle of 09°44'39"); thence North 68°54'07" East 239.17 feet; thence North 30°01'34" East 95.27 feet; thence North 63°46'43" East 86.94 feet; thence North 83°01'16" East 109.31 feet; thence North 89°44'58" East 168.33 feet to the point of beginning.
(aka Proposed Teton Ranch Phase 4A)

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2025 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. Temporary Access, Utility, and Construction Easement Agreement by and between Olympia Ranch, LLC, a Utah limited liability company, and Olympia Land, LLC, a Utah limited liability company, recorded _____, 2025 as Entry No. _____ in Book _____ at Page _____.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions for Teton Ranch, an Expandable Planned Unit Development recorded June 4, 2021 as Entry No. 13683022 in Book 11185 at Page 9141, 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.

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.

Second Amendment to Declaration of Covenants, Conditions and Restrictions Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Teton Ranch recorded March 31, 2025 as Entry No. 14364933 in Book 11560 at Page 4058.

Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Teton Ranch,
recorded _____, 2025 as Entry No. _____ in Book _____ at Page _____.

9. Designation of Builder, recorded _____, 2025 as Entry No. _____ in Book _____ at Page
_____.