

14410626 B: 11586 P: 4996 Total Pages: 4
07/17/2025 09:04 AM 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

Mail Recorded Deed & Tax Notice To:
Olympia Ranch LLC, a Utah limited liability company
527 East Pioneer Road, Suite 200
Draper, UT 84020



File No.: 191475-CPI

WARRANTY DEED

Herriman City, a municipal corporation,

GRANTOR(S), of Herriman, State of Utah, hereby conveys and warrants to

Olympia Ranch LLC, a Utah limited liability company.

GRANTEE(S), of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

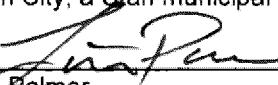
TAX ID NO.: 26-26-452-019, 26-27-226-007 and 26-27-401-073 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

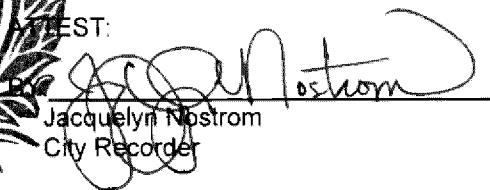
[Signature on following page]

Dated this 15th day of July, 2025.

Herriman City, a Utah municipal corporation

BY: 
Lorin Palmer
Mayor

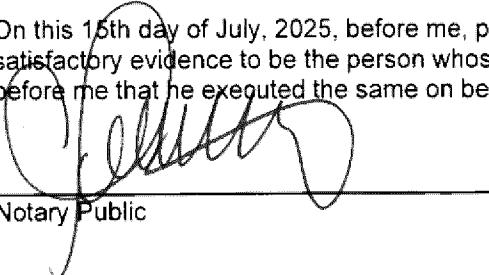
WITNESS:


Jacquelyn Nostrom
City Recorder

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of July, 2025, before me, personally appeared Lorin Palmer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Herriman City, a municipal corporation.


Notary Public

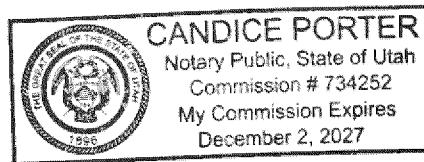


EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, HERRIMAN PARKWAY SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 21, 2013 as Entry No. 11601096 in Book 2013P at Page 53, being more particularly described as follows:

Beginning at a point on the northerly boundary line of Lot 9, Lafayette Estates Subdivision, said point being South 89°55'10" West 1,325.38 feet along the section line and North 00°03'11" West 659.99 feet from the Southeast Corner, Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°59'45" West 250.00 feet along said northerly boundary line of said Lafayette Estates Subdivision to the southeast corner Miller Crossing Estates Subdivision; thence North 00°03'11" West 442.85 feet along the east of said Miller Crossing Estates Subdivision to a point on the southerly right-of-way line of Herriman Boulevard; thence North 89°58'39" East 250.71 feet along said southerly right-of-way line; thence South 00°01'50" East 20.18 feet to a point on the northerly boundary line of Lafayette Estates Subdivision Amended and Extended; thence South 89°58'42" West 0.70 feet along said northerly boundary line to the northwest corner of said Lafayette Estates Subdivision Amended and Extended; thence South 00°03'11" East 422.75 feet along the westerly boundary line of said Lafayette Estates Subdivision Amended and Extended to and along the westerly boundary line of said Lafayette Estates Subdivision to the point of beginning.

PARCEL 2:

A parcel of land situate in the Northeast and Southeast Quarters of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being North 00°01'01" East 1,997.60 feet along the section line and West 155.64 feet from the Southeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°59'09" West 332.96 feet; thence North 77°39'34" West 261.93 feet; thence North 73°41'05" West 192.97 feet; thence North 89°58'54" West 366.40 feet; thence North 19°17'46" East 420.23 feet; thence North 75°51'52" West 73.60 feet; thence South 17°20'16" West 95.56 feet; thence North 73°51'54" West 111.36 feet; thence North 00°14'04" West 468.32 feet; thence North 89°45'56" East 208.04 feet; thence South 48°00'59" East 67.29 feet; thence South 24°08'47" West 105.33 feet; thence Southwesterly 62.09 feet along the arc of a 65.00 foot radius curve to the right (center bears South 81°56'32" West and the chord bears South 19°18'31" West 59.76 feet with a central angle of 54°43'57"); thence South 12°42'22" West 156.15 feet; thence South 75°51'52" East 70.92 feet; thence North 19°17'46" East 120.95 feet; thence South 70°42'14" East 90.00 feet; thence South 19°17'46" West 30.49 feet; thence South 75°51'52" East 603.79 feet; thence South 89°52'33" East 39.26 feet; thence South 00°00'51" West 92.00 feet; thence South 00°12'57" East 43.00 feet; thence South 00°00'51" West 92.00 feet; thence South 89°52'33" East 110.00 feet; thence South 00°00'51" West 38.00 feet; thence South 89°52'33" East 131.00 feet; thence South 00°00'51" West 209.28 feet to the point of beginning.

PARCEL 3:

A parcel of land situate in the Northeast and Southeast Quarters of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being North 00°01'01" East 2,472.42 feet along the section line and West 402.58 feet from the Southeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°52'33" West 33.51 feet; thence North 75°51'52" West 603.79 feet; thence North 19°17'46" East 30.49 feet; thence North 70°42'14" West 90.00 feet; thence North 19°17'46" East 135.11 feet; thence North 33°45'17" East 70.13 feet; thence North 43°41'03" East 69.98 feet; thence North 54°19'36" East 69.58 feet; thence North 59°02'55" East 68.63 feet; thence North 60°36'55" East 139.09 feet; thence North 80°45'15" East 70.01 feet; thence South 89°59'09" East 310.99 feet; thence South 00°00'51" West 90.00 feet; thence North 89°59'09" West 8.65 feet; thence South 00°00'51" West 143.00 feet; thence North 89°59'09" West 60.00 feet; thence South 00°00'51" West 135.54 feet; thence South 38°44'27" East 37.54 feet; thence South 00°00'51" West 64.55 feet; thence South 05°34'31" West 43.04 feet; thence South 03°15'33" West 92.74 feet to the point of beginning.

PARCEL 4:

A parcel of land situate in the Northeast and Southeast Quarters of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being North 00°01'01" East 2,206.89 feet along the section line and West 155.65 feet from the Southeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°52'33" West 131.00 feet; thence North 00°00'51" East 38.00 feet; thence North 89°52'33" West 110.00 feet; thence North 00°00'51" East 92.00 feet; thence North 00°12'57" West 43.00 feet; thence North 00°00'51" East 92.00 feet; thence North 89°52'33" West 5.75 feet; thence North 03°15'33" East 92.74 feet; thence North 05°34'31" East 43.04 feet; thence North 00°00'51" East 64.55 feet; thence North 38°44'27" West 37.54 feet; thence North 00°00'51" East 135.54 feet; thence South 89°59'09" East 60.00 feet; thence North 00°00'51" East 143.00 feet; thence South 89°59'09" East 8.65 feet; thence North 00°00'51" East 90.00 feet; thence South 89°59'09" East 60.00 feet; thence North 00°00'51" East 18.00 feet; thence North 71°12'42" East 139.81 feet; thence South 00°00'51" West 926.33 feet to the point of beginning.

PARCEL 5:

Parcel E, COPPER FIELDS AT CREEK RIDGE PHASE 1 SUBDIVISION, recorded April 12, 2022 as Entry No. 13931065 in Book 2022P of Plats at Page 103 of the official records of Salt Lake County, Utah.