

E 164124 B 402 P 1048  
Date 28-Aug-2023 01:49PM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

**WHEN RECORDED, MAIL TO:**  
COOPER MOUNTAIN, LLC  
4015 Hillsboro Pike  
Ste. 208  
Nashville, TN 37215  
CTIA # 169994-MLB  
Tax ID NO. 00-0091-9735

**SPECIAL WARRANTY DEED**

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company of Salt Lake City, Utah ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants against all who claim by, through or under the Grantor to COOPER MOUNTAIN, LLC, a Delaware limited liability company, of Nashville, State of Tennessee, the property situated in Morgan County, Utah commonly known as 3657 North Wasatch Peaks Road, Peterson, UT 84050, and more fully described on *Exhibit "A"* ("Property"), which is attached hereto and incorporated herein by this reference:

GRANTOR HEREBY EXCLUDES from the above-described grant of Property, and Grantor hereby reserves unto itself, any and all rights to the use of water and water rights, perfected or otherwise, including without limitation, applications to appropriate water, applications for permanent change of water, applications for exchange of water, diligence claims, underground water claims, statement of water user's claims, or contractual rights to use water, that are appurtenant to, used on, or in any way associated with, applicable to, or derived from the Property, whether surface or underground, and regardless of their source.

GRANTOR HEREBY CONVEYS any and all interests, rights, and appurtenances to the Property not excluded or reserved above, and any and all improvements thereon not excluded or reserved above to have and to hold forever.

GRANTOR HEREBY WARRANTS that Grantor has not conveyed the Property to another person, and, other than the liens, encumbrances, covenants, easements, restrictions and other matters described on *Exhibit "B"* ("Permitted Exceptions"), which is attached hereto and incorporated herein by this reference, the Property is free from encumbrances made by Grantor or any other person claiming by, through, or under said Grantor, and none other.

The above-described Property is conveyed subject to each and all of the Permitted Exceptions listed in Exhibit A, attached hereto and incorporated by this reference.

Witness, the hand of said Grantor, on 10, JULY, 2023

**GRANTOR:**

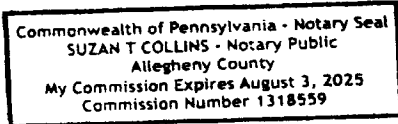
**WASATCH PEAKS RANCH, LLC,**  
a Delaware limited liability company

By: Wasatch Peaks Ranch Management,  
LLC, its Manager

By: [Signature]  
Eric Yonke, Manager

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on this 10 day of JULY, 2023, by Eric Yonke, as Manager of Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

Residing at: Allegheny County  
Pennsylvania

My Commission Expires:

AUGUST 3, 2025

File No. 169994-MLB.

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lot D16, WASATCH PEAKS RANCH PLAT 2A, according to the official plat thereof on file and of record in the Morgan County Recorder's office recorded May 1, 2023 as Entry No. 163354 in Book 399 at Page 1278.

**PARCEL 1A:**

Nonexclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access as created and described in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements recorded May 3, 2022 as Entry No. 160853 in Book 391 at Page 402 and First Supplemental Declaration for Wasatch Peaks Ranch recorded May 1, 2023 as Entry No. 163348 in Book 399 at Page 1242 and Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch recorded May 1, 2023 as Entry No. 163355 in Book 399 at Page 1288 of official records.

Tax Id No.: 00-0091-9735; Serial No. 11-WPR2D-0016

**EXHIBIT B****PERMITTED EXCEPTIONS**

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
  3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
  4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
  5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
  6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
  7. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.
  8. Taxes for the year 2023, and subsequent years, as a lien as of January 1st, not yet due and payable.
  9. The herein described Land is located within the boundaries of Morgan County School District, WPR Road And Fire District, WPR Utility District, Wasatch Peaks Ranch Public Infrastructure District, Mountain Green Sewer Improvement District, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
  10. 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.
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11. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
12. Easements, notes and restrictions as shown on the recorded plat for Wasatch Peaks Ranch Plat 2A, recorded May 1, 2023 as Entry No. 163354 in Book 399 at Page 1278.
13. Morgan County Reinvestment & Renewal Agency Boundary Plat, recorded March 13, 2017 as Entry No. 141018 in Book 334 at Page 439.
14. Ordinance No. CO-19-11 Amending a Portion of the Morgan County General Plan Future Land Use Map From the Natural Resources and Recreation and Agricultural Designation to the Master Planned Community Designation in the Peterson and Milton Areas, recorded November 7, 2019 as Entry No. 149276 in Book 355 at Page 1106.
15. Ordinance No. CO-19-12 Amending the Morgan County Official Zoning Map, From the Existing F-1 and MU-160 Zoning District to Resort Special District RSD-Wasatch Peaks Ranch Zoning District, recorded November 7, 2019 as Entry No. 149277 in Book 355 at Page 1112.
16. Certificate of Creation for the Wasatch Peaks Ranch Public Infrastructure District, recorded April 26, 2023 as Entry No. 163323 in Book 399 at Page 1084.  
  
Notice of Public Infrastructure District by Wasatch Peaks Ranch Public Infrastructure District recorded June 12, 2023 as Entry No. 163608 in Book 400 at Page 1171.  
  
Notice of Resolution and Bonds to be Issued by Wasatch Peaks Ranch Public Infrastructure District recorded June 12, 2023 as Entry No. 163609 in Book 400 at Page 1188.  
  
Notice of Resolution and Bonds to be Issued by Wasatch Peaks Ranch Public Infrastructure District recorded July 6, 2023 as Entry No. 163786 in Book 401 at Page 537.
17. Reservations and recitals set forth in that certain Patent recorded August 8, 1894 as Entry No. 1435 in Book G at Page 7.
18. Reservations and recitals set forth in that certain Patent recorded May 25, 1904 as Entry No. 3080 in Book H at Page 75.  
  
Quitclaim Deed by and between Union Pacific Railroad Company, a Utah corporation and its wholly owned subsidiary, Union Pacific Land Resources Corporation, a Utah corporation, recorded April 16, 1971 as Entry No. 37368 in Book M-7 at Page 249.  
  
Release and Quitclaim Deed between Union Pacific Railroad Company, a Utah corporation and Union Pacific Land Resources Corporation, a Nebraska corporation, recorded January 25, 1999 as Entry No. 78211 in Book M146 at Page 734.
19. Terms and conditions as set forth in that certain Grant of Easement, dated March 10, 2000 and recorded March 23, 2000 as Entry No. 81921 in Book M158 at Page 236. (affects Parcel 1A).

Amendment to Grant of Easement, recorded January 29, 2003 as Entry No. 90669 in Book 188 at Page 376.

Assignment of Easements in favor of Wasatch Peaks Ranch, LLC, a Delaware limited liability company, recorded January 31, 2019 as Entry No. 146773 in Book 348 at Page 1066.

Assignment of Easements in favor of Hicks, LLC, a Utah limited liability company, recorded February 4, 2019 as Entry No. 146809 in Book 348 at Page 1392.

Assignment of Easements in favor of Wasatch Peaks Ranch, LLC, a Delaware limited liability company, recorded February 4, 2019 as Entry No. 146810 in Book 348 at Page 1419.

Second Amendment to Grant of Easement, recorded February 4, 2019 as Entry No. 146811 in Book 348 at Page 1446.

Third Amendment to Grant of Easement, recorded September 1, 2021 as Entry No. 158213 in Book 382 at Page 194.

20. Replacement Contract Between Weber Basin Water Conservancy District and Gailey Ranch, LLC for the Sale and Use of Untreated Water, dated July 29, 2011 and recorded August 11, 2011 as Entry No. 123757 in Book 292 at Page 1352.

Assignment in favor of Wasatch Peaks Ranch, LLC, recorded February 21, 2019 as Entry No. 146909 in Book 348 at Page 1900.

21. Contract and Lien Between Weber Basin Water Conservancy District and Wasatch Peaks Ranch, LLC, a Delaware limited liability company, or its assigns for the Sale and Use of Untreated Water, dated January 24, 2019 and recorded February 7, 2019 as Entry No. 146835 in Book 348 at Page 1536.

22. Development Agreement for the Wasatch Peaks Ranch, recorded November 7, 2019 as Entry No. 149303 in Book 355 at Page 1235.

First Amendment to WPR Development Agreement for Wasatch Peaks Ranch Resort Special District, recorded October 6, 2021 as Entry No. 158611 in Book 383 at Page 650.

23. Out of District Service Agreement between Mountain Green Sewer Improvement District and Wasatch Peaks Ranch, LLC, dated October 15, 2020 and recorded October 29, 2020 as Entry No. 153716 in Book 369 at Page 253.

First Amendment to Out of District Service Agreement and Joinder Agreement by and between Mountain Green Sewer Improvement District, Wasatch Peaks Ranch, LLC and WPR Utility District, recorded October 4, 2021 as Entry No. 158581 in Book 383 at Page 497.

24. Declaration of Development and Use Restrictions by Ronnie B. Whitear; Christine W. Whitear; and Lone Tree Land, L.L.C., a Utah limited liability company, dated January 15, 2019 and recorded September 1, 2021 as Entry No. 158216 in Book 382 at Page 239.
25. Memorandum of Agreement Regarding Easements, Improvements, and Services between Wasatch Peaks Ranch, LLC, a Delaware limited liability company and M A S Family LLC, a Utah limited liability company, dated and effective as of September 13, 2021 and recorded May 3, 2022 as Entry No. 160850 in Book 391 at Page 370.
26. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Wasatch Peaks Ranch recorded May 3, 2022 as Entry No. 160853 in Book 391 at Page 402, 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 Supplemental Declaration for Wasatch Peaks Ranch, recorded May 1, 2023 as Entry No. 163348 in Book 399 at Page 1242.  
  
Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch, recorded May 1, 2023 as Entry No. 163355 in Book 399 at Page 1288.
27. Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation 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 May 3, 2022, as Entry No. 160857, in Book 391, at Page 556.  
  
Release and Extinguishment of Easement, recorded October 6, 2022 as Entry No. 162096 in Book 395 at Page 1014.  
  
First Amendment to Release and Extinguishment of Easement, recorded May 2, 2023 as Entry No. 163366 in Book 399 at Page 1376.  
  
Release and Extinguishment of Easement, recorded May 2, 2023 as Entry No. 163371 in Book 399 at Page 1391.
28. Notice of License Agreement recorded July 28, 2022 as Entry No. 161569 in Book 393 at Page 1312. (affects Parcel 1A).
29. Declaration of Wellhead Protection Covenant and Land Use Restrictions by and between Wasatch Peaks Ranch, LLC, a Delaware limited liability company and M A S Family LLC, a Utah limited liability company, which took title as MAS Family, L.L.C., dated March 23, 2023 and recorded March 28, 2023 as Entry No. 163128 in Book 399 at Page 221.

30. Certificate of Creation for the WPR Road and Fire District, recorded December 6, 2021 as Entry No. 159242 in Book 385 at Page 1504.  
  
Easement Agreement by and between Wasatch Peaks Ranch, LLC, a Delaware limited liability company and WPR Road and Fire District, a Utah independent local district, its successors and assigns, recorded May 1, 2023 as Entry No. 163358 in Book 399 at Page 1328.
31. Certificate of Creation for the WPR Utility District, recorded December 6, 2021 as Entry No. 159240 in Book 385 at Page 1471.  
  
Easement Agreement by and between Wasatch Peaks Ranch, LLC, a Delaware limited liability company and WPR Utility District, a Utah independent local district, its successors and assigns, recorded May 1, 2023 as Entry No. 163359 in Book 399 at Page 1340.
32. Notice of Reinvestment Fee Covenant in favor of Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation, dated June 14, 2023 and recorded June 15, 2023 as Entry No. 163634 in Book 400 at Page 1315.
33. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded June 2, 2022 as Entry No. 161149, in Book 392, at Page 631. (covers this and other land).
34. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded May 24, 2023 as Entry No. 163517, in Book 400, at Page 607. (covers this and other land).
35. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

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