

E 165231 B 406 P 1463
Date: 16-Feb-2024 09:39AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Anaya Gayle
Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company of Salt Lake City, Utah, hereby conveys and warrants against all who claim by, through or under the Grantor to Wasatch Peaks Ranch North Village Loft Townhomes Owners Association, Inc., a Utah nonprofit corporation located at 36 South State Street, Suite 500, Salt Lake City, UT 84111, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following property situated in Morgan County, Utah:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH any and all interests, rights, and appurtenances thereto, and any and all improvements thereon to have and to hold forever.

[Signature page follows.]

Witness, the hand of said grantor, this 14th day of FEBRUARY 2024.

WPR:

WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company
By: WASATCH PEAKS RANCH MANAGEMENT,
LLC, Its Manager

By: [Signature]
Name: Ed Schultz
Its: Authorized Officer

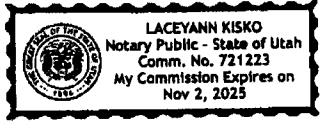
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on FEBRUARY 14, 2024, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.

[Signature]
Notary Public

Residing at: SALT LAKE CITY, UT

My Commission Expires:
NOV 2, 2025



[Signature Page to Special Warranty Deed to Loft Townhomes HOA]

Exhibit A
Description of the Property

Common Areas and Limited Common Areas as depicted and further described in Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, recorded on February 16, 2024, as Entry No. 165229, in Book 406, Page 1387, in the official records of the Morgan County Recorder's Office, Morgan County, Utah, and the non-exclusive easements, appurtenant thereto for pedestrian and vehicular access as created and described in that certain Declaration of Condominium for Wasatch Peaks Ranch North Village Loft Townhomes (an Expandable Condominium Project), recorded February 16, 2024, as Entry No. 165230, in Book 406, Page 1392, in the Official Records.

Parcel No.: 00-0091-9337

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