

E 165234 B 407 P 1  
Date 16-Feb-2024 10:03AM  
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 Mountain Villas 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 14<sup>th</sup> day of FEBRUARY, 2024.

WPR:

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

By: Ed Schultz  
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.

James M. K.  
Notary Public

Residing at: SALT LAKE CITY, UT

My Commission Expires:

NOV 2, 2025

[Signature Page to Special Warranty Deed to North Village Mountain Villas HOA]

**Exhibit A**  
**Description of the Property**

Common Areas, including Areas 1-5, and Bldgs, and Limited Common Areas, including MV5-1, MV 5-2, MV 5-3, MV 6-1, MV 6-2, MV 7-1, MV 7-2, MV 8-1, MV 8-2, MV 8-3, MV 9-1, MV 9-2, MV 10-1, MV 10-2, MV 10-3, MV 11-1, MV 11-2, MV 11-3, MV 12-1, MV 12-2, and MV 10/11, as depicted and further described in Wasatch Peaks Ranch North Village Mountain Villas, recorded on February 16, 2024, as Entry No. 165232, in Book 406, Page 1466, 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 Mountain Villas (an Expandable Condominium Project), recorded February 16, 2024, as Entry No. 165233, in Book 406, Page 1470, in the Official Records.

Parcel Nos.: 00-0091-9335

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