

E 165946 B 410 P 138
Date 17-May-2024 12:59PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

WHEN RECORDED RETURN TO:

Richmond American Homes of Utah, Inc.
Attn: Matt Scott
849 West LeVoy Drive, Suite 200
Salt Lake City, UT 84123

Tax Parcel Nos.: 00-0077-7331; Serial No. 03-005-044-02-1-3NA and 00-0058-9646; Serial No. 03-005-044-02-1-NA (for reference purposes only)

SECOND CORRECTIVE SPECIAL WARRANTY DEED

GOOD THINGS TO COME, LLC, a Utah limited liability company (“**GRANTOR**”), hereby **CONVEYS AND WARRANTS** against all claiming by, through or under the Grantor to **RICHMOND AMERICAN HOMES OF UTAH, INC.**, a Colorado corporation, (“**GRANTEE**”), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah (“**Property**”), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

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

This Second Corrective Special Warranty Deed corrects that certain prior Corrective Special Warranty Deed recorded on October 11, 2022 as Entry No. 162117, B 395, P 1129, in the Official Records of the Morgan County, Utah Recorder’s Office (the “Recorder’s Office”), to correct Scrivener’s error naming the Grantee a “Utah” corporation.

[Signature and Acknowledgement Follows]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

**EXHIBIT A
TO
SECOND CORRECTIVE SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Morgan County, State of Utah, more particularly described as follows:

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.38 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.73 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");

2) South $04^{\circ}15'30''$ East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

1) thence North $89^{\circ}47'45''$ West 87.99 feet;

2) thence South $00^{\circ}11'51''$ West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:

1) West 389.73 feet;

2) South $00^{\circ}09'40''$ East 120.00 feet;

thence South $89^{\circ}43'47''$ West 127.73 feet;

thence South $00^{\circ}16'13''$ East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North $89^{\circ}43'47''$ East and the long chord bears South $38^{\circ}58'36''$ East 18.76 feet with a central angle of $77^{\circ}24'45''$) to the northerly right-of-way line of Old Highway Road;

thence along said northerly right-of-way the following two (2) courses and distances:

1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South $04^{\circ}14'46''$ East and the long chord bears South $83^{\circ}29'03''$ West 69.09 feet with a central angle of $04^{\circ}32'24''$);

2) South $82^{\circ}40'32''$ West 16.33 feet;

thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North $07^{\circ}19'28''$ West and the long chord bears North $41^{\circ}12'07''$ East 19.87 feet with a central angle of $82^{\circ}56'50''$);

thence North $00^{\circ}16'13''$ West 411.86 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South $89^{\circ}43'14''$ West and the long chord bears North $45^{\circ}12'13''$ West 21.18 feet with a central angle of $89^{\circ}49'45''$);

thence South $89^{\circ}53'27''$ West 407.29 feet;

thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°06'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'34");

thence North 70°39'00" West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'23");

thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South 62°32'13" East and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07")

thence South 07°34'20" East 7.48 feet;

thence South 10°38'46" East 46.62 feet;

thence South 07°34'20" East 191.84 feet;

thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 82°24'56" East and the long chord bears South 52°37'47" East 21.23 feet with a central angle of 90°05'27") to the northerly right-of-way line of Old Highway Road;

thence South 82°40'32" West 89.67 feet along said northerly right-of-way line;

thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36");

thence North 07°34'20" West 185.87 feet;

thence North 05°08'53" West 35.47 feet;

thence North 07°34'20" West 12.67 feet;

thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44");

thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15'54" West and the long chord bears North 27°52'14" East 9.33 feet with a central angle of 00°16'16")

thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 60°55'14" West and the long chord bears North 48°46'45" West 18.54 feet with a central angle of 39°23'58");

thence North 21°31'37" East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 02°07'57");

thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38");

thence North 25°48'38" East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");

thence North 13°17'54" East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19");

thence North 06°44'28" West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.