

E 166293 B 411 P 644  
Date 10-Jul-2024 04:14PM  
Fee: \$40.00 ACH  
Filed By: SM  
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

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### **CORRECTIVE SPECIAL WARRANTY DEED**

**\*THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 165763 IN BOOK 409, PAGE 274 IN THE OFFICIAL REAL PROPERTY RECORDS OF MORGAN COUNTY, UTAH. THE ORIGINAL LEGAL DESCRIPTION IS AMENDED AND RESTATED IN ITS ENTIRETY WITH THE ATTACHED EXHIBIT A.**

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, hereby conveys and warrants against all who claim by, through, or under the Grantor to NVRCondo1, LLC, a Delaware limited liability company ("**Grantee**"), of Salt Lake City, Utah, all of Grantor's ownership, right, claim, and interest in and to the real property situated in Morgan County, Utah and more fully described on Exhibit A ("**Property**") attached hereto and incorporated herein by this reference.

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


*[Signature page follows]*

Witness, the hand of said Grantor this 10th day of July, 2024.

**GRANTOR:**

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 Signatory

STATE OF UTAH )  
 ) ss.  
County of SALT LAKE )

This instrument was acknowledged before me on July 10, 2024, by Ed Schultz, as Authorized Signatory of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Heather L Grey 

Notary Public

My Commission Expires: 9/19/24

**EXHIBIT A  
TO  
CORRECTIVE SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

UNITS 101, 102, 201, 202, AND 301 TOGETHER WITH UNIT 101 STORAGE, UNIT 102 STORAGE, UNIT 201 STORAGE, UNIT 202 STORAGE, AND UNIT 301 AREA CONTAINED WITHIN WASATCH PEAKS RANCH NORTH VILLAGE CONDOMINIUM, PLAT A, AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE PLAT FILED IN THE OFFICE OF THE MORGAN COUNTY RECORDER, UTAH, ON FEBRUARY 16, 2024 AS ENTRY NO. 165235 IN BOOK 407 AT PAGE 4 AND IN THE DECLARATION RECORDED FEBRUARY 16, 2024 AS ENTRY NO. 165237 IN BOOK 407 AT PAGE 19 (AS SAID DECLARATION MAY HAVE BEEN SUBSEQUENTLY RESTATED, AMENDED AND/OR SUPPLEMENTED).

PARCEL NOS. 00-0093-0523, 00-0093-0524, 00-0093-0525, 00-0093-0526, 00-0093-0527, 00-0093-0528, 00-0093-0529, 00-0093-0530, 00-0093-0531, 00-0093-0532

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