

Mail Recorded Deed & Tax Notice To:
WPR Management SD, LLC
36 South State Street, Suite #500
Salt Lake City, Utah 84111

E 166732 B 413 P 553
Date 03-Sep-2024 09:13AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile



File No.: 177685-MLB

SPECIAL WARRANTY DEED

Wasatch Peaks Ranch, LLC, a Delaware limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

WPR Management SD, LLC, a Delaware limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0093-1126; Serial No. 12-WPR5C-0038 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Witness, the hand of said Grantor, on ~~xx~~ to be effective as of 9/3/2024

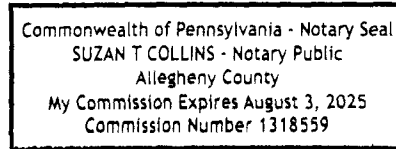
GRANTOR:

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its Manager

BY: 
Eric Yonke
Manager

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY



On this 3rd day of March, 2024, before me, personally appeared Eric Yonke, as Manager proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.



Notary Public

EXHIBIT A
Legal Description

PARCEL 1:

Lot C38, WASATCH PEAKS RANCH PLAT 5, according to the official plat thereof on file and of record in the Morgan County Recorder's office recorded May 15, 2024 as Entry No. 165876 in Book 409 at Page 1359.

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 and Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch recorded November 8, 2023 as Entry No. 164605 in Book 404 at Page 853 and Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded February 16, 2024 as Entry No. 165236 in Book 407 at Page 15 and Fifth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded May 15, 2024 as Entry No. 165881 in Book 409 at Page 1378 of official records.

PARCEL 1B:

Nonexclusive Shared Driveway Easement appurtenant to Parcel 1 described herein, as created and described on that certain plat for Wasatch Peaks Ranch Plat 5, recorded May 15, 2024 as Entry No. 165876 in Book 409 at Page 1359.