

WHEN RECORDED, MAIL TO:

Carley Herrick
Wasatch Peaks Ranch, LLC
36 South State Street, Suite 500
Salt Lake City, UT 84111

E 166886 B 414 P 129
Date: 24-Sep-2024 11:35AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

00-0001-0324

SPECIAL WARRANTY DEED

Austin M. Ramirez, Trustee of the Austin M. Ramirez Revocable Trust of 2016, dated March 5, 2016, of Waukesha, State of Wisconsin ("**Grantor**"),

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants against all who claim by, through or under the Grantor to

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company, of Salt Lake City, State of Utah ("**Grantee**"), the property situated in Morgan County, Utah, commonly known as 5432 West North Village Lane, Peterson, UT 84050, and more fully described on *Exhibit "A"* ("**Property**"), which is attached hereto and incorporated herein by this reference.

GRANTOR HEREBY CONVEYS any and all interests, rights, and appurtenances to the Property not excluded or reserved above, and any and all improvements thereon not excluded or reserved above to have and to hold forever.

[Remainder of page is blank. Signature page 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.

Witness, the hand of said grantor, this 23RD day of September, 2024.

GRANTOR:

AUSTIN M. RAMIREZ REVOCABLE TRUST OF 2016

By: *Austin Ramirez*
Name: Austin M. Ramirez
Its: Trustee

STATE OF UTAH)
COUNTY OF DAVLS) :ss.

The foregoing instrument was acknowledged before me this 23RD day of September 2024 by Austin M. Ramirez as authorized signatory of the Austin M. Ramirez Revocable Trust of 2016.

Krista Allred
NOTARY SIGNATURE AND SEAL

My Commissions Expires: 03-08-2026



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Lot D4 A, WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, according to the official plat thereof on file and of record in the Morgan County Recorder's office recorded May 1, 2023, as Entry No. 163347 in Book 399 at Page 1237.

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 of official records.

Tax Id No.: 00-0091-9324

Serial No.: 12-WPR1D-0004-A1