

WHEN RECORDED, RETURN TO:

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

E 167523 B 416 P 881
Date: 13-Dec-2024 08:47AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Parcel Nos.: 00-0093-0452, 00-0093-0453,
00-0093-0454, 00-0093-0455

SPECIAL WARRANTY DEED

NVRMV1, 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, conveys and warrants against all who claim by, through or under the Grantor to NVRMV2, LLC, a Delaware limited liability company (“Grantee”) of Salt Lake City, Utah, the property situated in Morgan County, Utah more fully described below (the “Property”):

UNITS MV 5, MV 6, MV 7, AND MV 8 OF THE WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, AS SHOWN ON WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS PLAT, AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE PLAT RECORDED FEBRUARY 16, 2024, AS ENTRY NO. 165232 IN BOOK 406 AT PAGE 1466 IN THE MORGAN COUNTY RECORDER’S OFFICE, MORGAN COUNTY, UTAH (“OFFICIAL RECORDS”) AND SUBJECT TO, AMONG OTHER THINGS, 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.

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]

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, on December 10, 2024.

GRANTOR:

NVRMV1, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its Manager

By: [Signature]
Name: Ed Schultz
Title: Authorized Signatory

STATE OF UTAH)

) ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on December 10, 2024 by Ed Schultz as authorized signatory of Wasatch Peaks Ranch Management, LLC, manager of NVRMV1, LLC

[Signature]
Notary Public

Residing at: SALT LAKE CITY, UTAH

My Commission Expires:
NOV 2, 2025

