

WHEN RECORDED, MAIL TO:

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

E 167943 B 418 P 236
Date: 18-Feb-2025 08:12AM
Fee: \$40.00 ACH
Filed By: JM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

Parcel No. 00-0093-0379

SPECIAL WARRANTY DEED

NVRTH1, 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 NVRTH2, LLC, a Delaware limited liability company of Salt Lake City, Utah, the property situated in Morgan County, Utah more fully described in Exhibit A attached hereto and incorporated by reference (the “Property”):

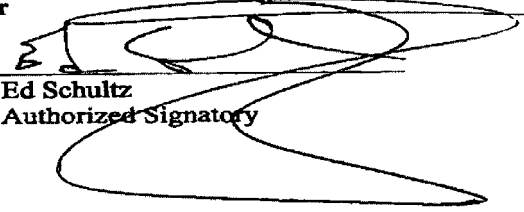
TOGETHER WITH any and all interests, rights, and appurtenances thereto not, including any and all improvements thereon to have and to hold forever.

[SIGNATURE PAGE FOLLOWS]

Witness, the hand of said grantor, this 12th day of February 2025.

NVRTH1, LLC, a Delaware limited liability company

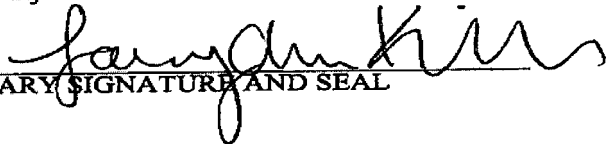
By: Wasatch Peaks Ranch Management, LLC, its Manager

By: 
Name: Ed Schultz
Its: Authorized Signatory

STATE OF UTAH
COUNTY OF MORGAN

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)ss.
)

The foregoing instrument was acknowledged before me this 12th day of February 2025 by Ed Schultz as authorized signatory of Wasatch Peaks Ranch Management, LLC, Manager of NVRTH1, LLC, a Delaware limited liability company.


NOTARY SIGNATURE AND SEAL

My Commissions Expires: NOV 2, 2025

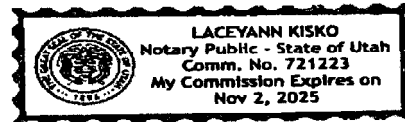


EXHIBIT A**Proposed Unit 9A**

A portion of Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, an Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, recorded February 16, 2024, as Entry No. 165229, in Book 406, Page 1387 in the Morgan County Recorder's Office, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 55.14 feet North and 27.93 feet West from the Southeast Corner of said Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, An Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, said point also being 2733.52 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1235.28 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 17.95 feet; thence South 83°48'27" West 5.29 feet; thence South 06°11'33" East 7.26 feet; thence North 83°48'27" East 11.00 feet; thence South 06°11'33" East 7.31 feet; thence South 83°48'27" West 1.24 feet; thence South 06°11'33" East 9.68 feet; thence South 83°48'27" West 27.80 feet; thence North 06°11'33" West 9.76 feet; thence South 83°48'27" West 9.82 feet; thence North 06°11'33" West 7.90 feet; thence South 83°48'27" West 31.24 feet; thence South 06°11'33" East 0.83 feet; thence South 83°48'27" West 1.26 feet; thence North 06°11'33" West 1.20 feet; thence South 83°48'27" West 7.43 feet; thence North 06°11'33" West 24.17 feet; thence North 83°48'27" East 73.08 feet to the Point of Beginning.

Proposed Unit 10A

A portion of Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, an Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, recorded February 16, 2024, as Entry No. 165229, in Book 406, Page 1387 in the Morgan County Recorder's Office, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 95.90 feet North and 32.02 feet West from the Southeast Corner of said Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, An Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, said point also being 2737.61 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1194.57 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 21.40 feet; thence South 83°48'27" West 5.97 feet; thence South 06°11'33" East 7.58 feet; thence North 83°48'27" East 5.64 feet; thence South 06°11'33" East 10.30 feet; thence South 83°48'27" West 73.08 feet; thence North 06°11'33" West 24.14 feet; thence North 83°48'27" East 7.46 feet; thence North 06°11'33" West 1.17 feet; thence North 83°48'27" East 1.27 feet; thence South 06°11'33" East 0.83 feet; thence North 83°48'27" East 27.02 feet; thence North 06°11'33" West 19.25 feet; thence North 83°48'27" East 20.84 feet; thence South 06°11'33" East 4.45 feet; thence North 83°48'27" East 16.82 feet to the Point of Beginning.

Proposed Unit 11A

A portion of Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, an Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, recorded February 16, 2024, as Entry No. 165229, in Book 406, Page 1387 in the Morgan County Recorder's Office, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 172.63 feet North and 40.63 feet West from the Southeast Corner of said Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, An Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, said point also being 2746.23 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1117.94 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 17.95 feet; thence South 83°48'27" West 5.29 feet; thence South 06°11'33" East 7.26 feet; thence North 83°48'27" East 11.00 feet; thence South 06°11'33" East 7.31 feet; thence South 83°48'27" West 1.24 feet; thence South 06°11'33" East 9.68 feet; thence South 83°48'27" West 27.80 feet; thence North 06°11'33" West 9.76 feet; thence South 83°48'27" West 9.82 feet; thence North 06°11'33" West 7.90 feet; thence South 83°48'27" West 31.24 feet; thence South 06°11'33" East 0.83 feet; thence South 83°48'27" West 1.26 feet; thence North 06°11'33" West 1.20 feet; thence South 83°48'27" West 7.43 feet; thence North 06°11'33" West 24.17 feet; thence North 83°48'27" East 73.08 feet to the Point of Beginning.

Proposed Unit 12A

A portion of Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, an Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, recorded February 16, 2024, as Entry No. 165229, in Book 406, Page 1387 in the Morgan County Recorder's Office, located in the Northwest Quarter of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as:

Beginning at a point being 213.38 feet North and 44.72 feet West from the Southeast Corner of said Parcel 7, Wasatch Peaks Ranch North Village Loft Townhomes, Plat A, An Expandable Condominium Project, First Amendment of Parcel 7, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, said point also being 2750.32 feet North 89°22'17" West, along the north line of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian and 1077.23 feet South from the Northeast Corner of said Section 11 and running thence South 06°11'33" East 21.40 feet; thence South 83°48'27" West 5.97 feet; thence South 06°11'33" East 7.58 feet; thence North 83°48'27" East 5.64 feet; thence South 06°11'33" East 10.30 feet; thence South 83°48'27" West 73.08 feet; thence North 06°11'33" West 24.14 feet; thence North 83°48'27" East 7.46 feet; thence North 06°11'33" West 1.17 feet; thence North 83°48'27" East 1.27 feet; thence South 06°11'33" East 0.83 feet; thence North 83°48'27" East 27.02 feet; thence North 06°11'33" West 19.25 feet; thence North 83°48'27" East 20.84 feet; thence South 06°11'33" East 4.45 feet; thence North 83°48'27" East 16.82 feet to the Point of Beginning.