

E 170597 B 428 P 246
Date 18-Dec-2025 02:34PM
Fee: \$40.00 ACH
Filed By: JLM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:

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

Parcel Nos.: 00-0094-0175; 00-0094-0176
00-0094-0177; 00-0094-0178

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 NVRMV3, 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 1, 2, 3, AND 4 OF THE WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, AS SHOWN ON THE WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, FIRST AMENDMENT, AN EXPANDABLE CONDOMINIUM PROJECT, PLAT RECORDED ON MARCH 13, 2025, AS ENTRY NO. 168123, IN BOOK 418, PAGE 1306 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]

Witness, the hand of said Grantor, on December 15, 2025.

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 MORGAN)

The foregoing instrument was acknowledged before me on December 15, 2025 by Ed Schultz, as authorized signatory of Wasatch Peaks Ranch Management, LLC, manager of NVRMV1, LLC

Notary Public

[Signature]

Residing at: SALT LAKE CITY, UTAH

My Commission Expires:

OCT 20, 2029

